

# Implementing Zoning Regulations

## Public Review Draft

### Introduction

#### Purpose

The Sunset Area Plan Implementing Zoning Regulations carry out the goals, policies, and programs of the Sunset Area Plan. They are intended to manage land use in a manner that will assure orderly development and beneficial use of the land in the area covered by the Sunset Area Plan by specifying allowable uses and development standards.

#### Applicability

These Regulations apply to all land uses, existing development, and future development within the Placer County Sunset Area Plan boundaries (i.e., the Plan Area).

#### Relationship to the Placer County Zoning Ordinance

The Sunset Area Plan Implementing Zoning Regulations complement Title 17 of the Placer County Zoning Ordinance. The Regulations supersede certain land use and development standards of the existing Placer County Zoning Ordinance for the Sunset Plan Area. All other general and specific development standards, permitting processes and procedures, and administrative provisions not addressed in the Implementing Zoning Regulations are regulated by Title 17 of the Placer County Zoning Ordinance.

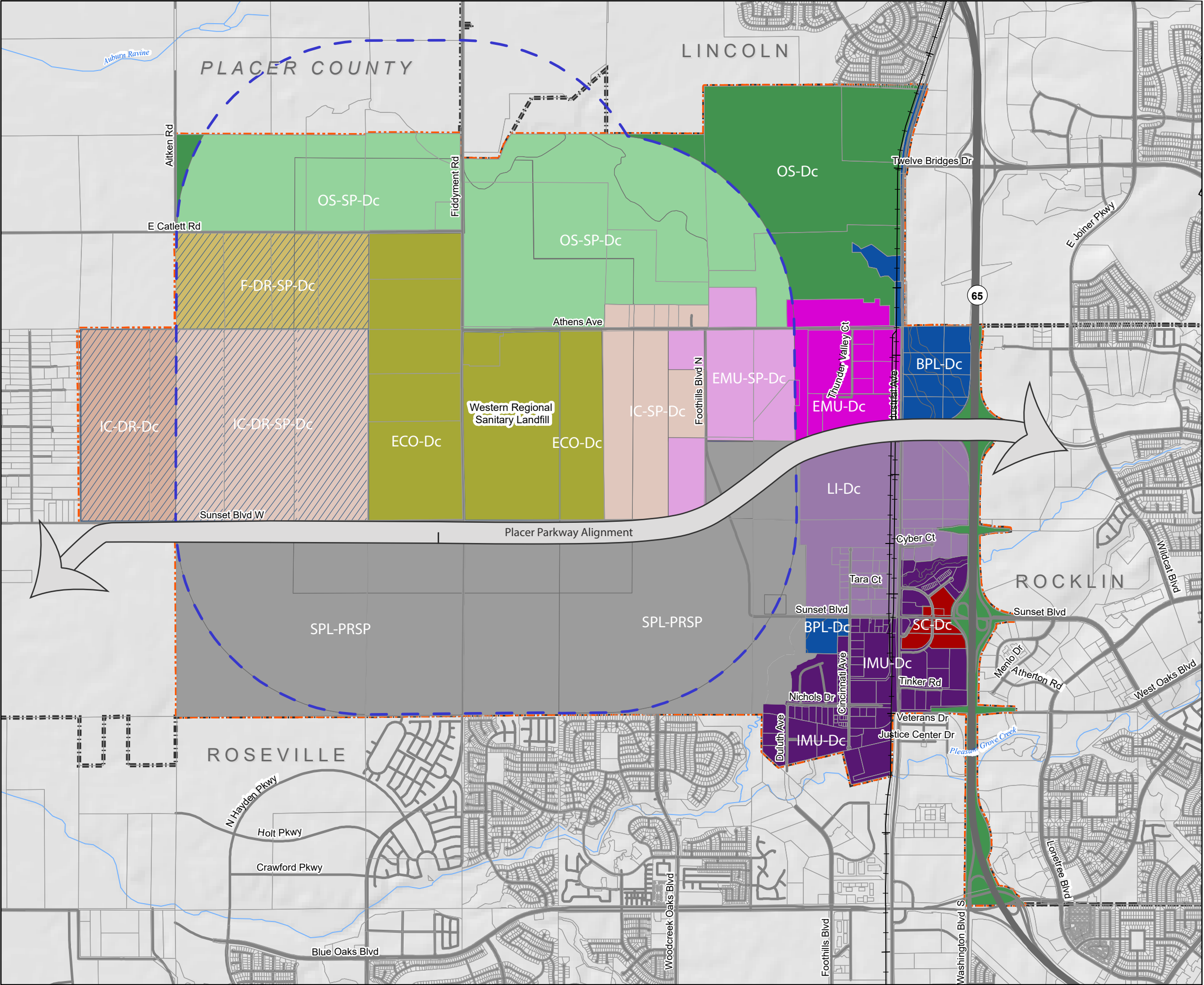
#### Organization

The Sunset Area Plan Implementing Zoning Regulations consist of three components.

- **Zoning Map.** The Zoning Map shows where the zones defined in Article 1 are applied within the Plan Area.
- **Article 1 – Zones, Allowable Uses, and Developments Standards.** Article 1 defines all the zones within the Plan Area, including allowable land uses and development standards (e.g., setbacks, height, lot coverage).
- **Article 2 – General Development Regulations.** Article 2 outlines general development regulations (e.g., parking regulations, sign regulations) that are unique to the Plan Area and which supersede the standards in the Placer County Zoning Ordinance.

This page is intentionally left blank.

Draft to Final Revisions



### Sunset Area Plan Zoning

- Service Commercial (SC-Dc)
- Entertainment Mixed-Use (EMU-Dc)
- Entertainment Mixed-Use Special Purpose (EMU-SP-Dc)
- Business Professional (BPL-Dc)
- Innovation Center (IC-Dc)
- Innovation Center Special Purpose (IC-SP-Dc)
- Eco-Industrial (ECO-Dc)
- Light Industrial (LI-Dc)
- Industrial Mixed-Use (IMU-Dc)
- Farm (F-SP-Dc)
- Open Space (OS-Dc)
- Open Space Special Purpose (OS-SP-Dc)
- Placer Ranch Specific Plan (SPL-PRSP)
- Planning Area
- City Limits
- Development Reserve (-DR)
- One-mile Measurement from WPWMA Property Boundary

160 acres

40

10

0

0.25

0.5

1

Miles

N

Date: October, 2019

Source: Placer County, 2019

This page is intentionally left blank

Draft to Final Revisions

# Article 1 – Zones, Allowable Uses, and Development Standards

## Implementing Zoning Regulations ~~Public Review Draft~~

### Table of Contents

|   |             |
|---|-------------|
| <b>Chapter 1.01 – Commercial and Entertainment Mixed-Use Zones (SC, EMU/AD, EMU/CD, EMU/SD)</b> | <b>1-1</b>  |
| 1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones                               | 1-1         |
| 1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses   | 1           |
| 1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards                     | 1-4         |
| 1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations              | 1-8         |
| <b>Chapter 1.02 – Research and Development Zones (BPL, IC)</b>                                  | <b>1-10</b> |
| 1.02.01 – Purpose of Research and Development Zones   | 1-10        |
| 1.02.02 – Research and Development Zone Land Uses and Permit Requirements                       | 1-10        |
| 1.02.03 – Research and Development Zone Development Standards                                   | 1-12        |
| 1.02.04 – Other Applicable Research and Development Zone Regulations                            | 1-16        |
| <b>Chapter 1.03 – Industrial Zones (ECO, LI, IMU)</b>   | <b>1-17</b> |
| 1.03.01 – Purpose of Industrial Zones   | 1-17        |
| 1.03.02 – Industrial Zone Land Uses and Permit Requirements                                     | 1-17        |
| 1.03.03 – Industrial Zone Development Standards   | 1-21        |
| 1.03.04 – Other Applicable Industrial Zone Regulations  | 1-24        |
| <b>Chapter 1.04 – Conservation and Open Space Zones (OS, F)</b>                                 | <b>1-26</b> |
| 1.04.01 – Purpose of Conservation and Open Space Zones  | 1-26        |
| 1.04.02 – Conservation and Open Space Land Uses and Permit Requirements                         | 1-26        |
| 1.04.03 – Conservation and Open Space Zone Development Standards                                | 1-28        |
| <b>Chapter 1.05 – Definitions</b>   | <b>1-31</b> |
| 1.05.01 – Existing Land Use Definitions   | 1-31        |
| 1.05.02 – New Land Use Definitions  | 1-31        |

## Tables

|   |      |
|---|------|
| Table 1-1 Commercial and Entertainment Mixed-Use Zone Allowed Uses Permit Requirements..... | 1-2  |
| Table 1-2 Commercial and Entertainment Mixed-Use Zone Development Standards.....            | 1-6  |
| Table 1-3 Research and Development Zones Allowed Uses and Permit Requirements .....         | 1-11 |
| Table 1-4 Research and Development Zone Development Standards .....                         | 1-14 |
| Table 1-5 Industrial Zones Allowed Uses and Permit Requirements .....                       | 1-18 |
| Table 1-6 Industrial Zone Development Standards .....                                       | 1-22 |
| Table 1-7 Conservation and Open Space Zones Allowed Uses and Permit Requirements .....      | 1-27 |
| Table 1-8 Conservation and Open Space Zone Development Standards .....                      | 1-29 |



## Chapter 1.01 – Commercial and Entertainment Mixed-Use Zones (SC, EMU/AD, EMU/CD, EMU/SD)

### Sections

- 1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones
- 1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses
- 1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards
- 1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

### 1.01.01 – Purpose of Commercial and Entertainment Mixed-Use Zones

The purpose of the commercial and entertainment mixed-use zones and the way they are applied are as follows.

- A. SC (Service Commercial Zone).** The intent of the SC Zone is to provide areas for retail and service commercial uses which cater directly to residents, workers, and visitors who reside, work, or are traveling through the Sunset Area and on the SR65 corridor. The uses in this zone are intended to be low- to moderate-intensity and compatible with surrounding regional commercial development. The SC Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the General Commercial (GC) land use designation.
- B. EMU (Entertainment Mixed-Use Zone).** The intent of the EMU Zone is to provide areas suitable for high-intensity mixed-use, commercial, and entertainment development, which caters to visitors and customers within and beyond South Placer County. The uses in this zone include super-regional shopping districts, large-scale entertainment venues, indoor/outdoor amusement parks, lodging, and recreational facilities. High-density residential mixed-use uses are encouraged with ground floor retail. It is a priority in the EMU Zone to establish unique outdoor spaces that connect adjacent developments via paseos and plazas with murals, public art, and fountains. The EMU Zone has a maximum floor area ratio (FAR) of 2.0 and a maximum residential density of 30 dwelling units an acre.

### 1.01.02 – Commercial and Entertainment Mixed-Use Zone Land Use Regulations and Allowable Uses

- A. Table 1-1 Commercial and Entertainment Mixed-Use Zone Uses.** Table 1-1 indicates the uses allowed in each commercial and entertainment mixed-use zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-1 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

**D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

**E. Zoning Clearance Required.** Each land use specified in the following land use table as allowed with a "C" as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

| <b>Table 1-1</b><br><b>Commercial and Entertainment Mixed-Use</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b> |     | Commercial and Entertainment Mixed-Use Zone |   |
|---|-----|---|---|
|   |     | Permit Requirements                         |   |
|   |     | A   | Allowed Use, Zoning Compliance Required                               |
|   |     | C   | Zoning Clearance (Section 17.06.050.B1)                               |
|   |     | ARP   | Administrative Review Permit (Section 17.06.050.B2)                   |
|   |     | MUP   | Minor Use Permit (Section 17.06.050.B4)                               |
|   |     | CUP   | Conditional Use Permit (Section 17.06.050.B5)                         |
|   |     | -   | Not allowed   |
|   |     | *   | Refer to existing Zoning Code requirements                            |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions).      | SC  | EMU   | Specific Use Regulations  |
| <b>Agricultural, Resource, and Open Space Uses (1)</b>  |     |   |   |
| Existing Agricultural<br>Accessory Structures   | A   | A   | See Section 17.56.020(B)  |
| Animal Keeping and Raising  | *   | *   | See Section 17.56.050   |
| Crop Production   | A   | A   |   |
| Grazing   | A   | A   |   |
| Greenhouses   | A   | A   |   |
| Plant Production Nurseries  | A   | A   | See Section 17.56.165   |
| <b>Commercial Uses</b>  |     |   |   |
| Amphitheater  | -   | CUP   |   |
| Kennels and Animal<br>Boarding  | -   | C   | See Section 1.01.04(A)  |
| Art Studio or Gallery   | C   | C   |   |
| Banks and Financial<br>Services   | C   | C   |   |
| Bars and Restaurants  | C   | C   | See Section 17.56.190   |
| Business Support Services   | C   | C   |   |
| Commercial Recreation,<br>Indoor  | -   | C   | See Section 1.05.02 for new<br>definitions.                           |
| Commercial Recreation,<br>Outdoor   | -   | C   | See Section 1.01.04(A)<br>See Section 1.05.02 for new<br>definitions. |
| Cultural Centers and<br>Facilities  | C   | C   | See Section 1.05.02 for new<br>definitions.                           |
| <a href="#">Food Halls</a>  | -   | C   | <a href="#">See Section 1.05.02 for new<br/>definitions.</a>          |
| Hobby Garage and Storage<br>Facilities  | -   | CUP   | See Section 1.05.02 for new<br>definitions.                           |
| Home Occupation   | -   | C   | See Section 1.04.04(A)  |
| Hotel, Motel  | MUP | MUP   | See Section 17.56.120   |
| Hotel, Resort   | CUP | CUP   | See Section 1.05.02 for new<br>definitions.                           |
| Medical Services, Clinics<br>and Laboratories   | C   | C   |   |
| Medical Services, Hospitals<br>and Extended Care  | C   | MUP   |   |



| <b>Table 1-1</b><br><b>Commercial and Entertainment Mixed-Use</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b> |     | Commercial and Entertainment Mixed-Use Zone |   |
|---|-----|---|---|
|   |     | Permit Requirements                         |   |
|   |     | A   | Allowed Use, Zoning Compliance Required                           |
|   |     | C   | Zoning Clearance (Section 17.06.050.B1)                           |
|   |     | ARP   | Administrative Review Permit (Section 17.06.050.B2)               |
|   |     | MUP   | Minor Use Permit (Section 17.060.050.B4)                          |
|   |     | CUP   | Conditional Use Permit (Section 17.06.050.B5)                     |
|   |     | -   | Not allowed   |
|   |     | *   | Refer to existing Zoning Code requirements                        |
| Land Use<br>(See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).               | SC  | EMU   | Specific Use Regulations  |
| <a href="#">Mobile Food Truck Plazas</a>  | -   | C   | <a href="#">See Section 1.05.02 for new definitions.</a>          |
| Offices   | C   | C   |   |
| Offices, Temporary  | C   | C   | See Section 17.56.300(C)  |
| Personal Services   | C   | C   |   |
| Recreation and Fitness Centers (3)  | C   | C   | See Section 1.05.02 for new definitions.                          |
| Recreational Vehicle (RV) Parks   | -   | MUPC  | See Section 17.56.080   |
| Restaurant, Fast Food (drive through)   | MUP | MUP   | See Section 17.56.090   |
| Retail Stores, General Merchandise  | C   | C   |   |
| Retail Sales, Outdoor   | C   | C   | See Section 17.56.160   |
| Shopping Center, up to 5 acres  | C   | C   |   |
| Shopping Center, 5 to 10 acres  | MUP | MUP   |   |
| Shopping Center, 10 acres or more   | CUP | CUP   |   |
| Tasting Rooms   | -   | C   |   |
| Theaters and Meeting Halls, Indoor  | MUP | C   |   |
| Therapy Clinic (Licensed Provider)  | C   | C   |   |
| Service Stations and Full-Service Car Wash Establishments   | MUP | MUP   | See Section 17.56.220   |
| Vehicle, Rental Facility  | MUP | MUP   | See Section 1.05.02 for new definitions.                          |
| Vehicle Storage   | MUP | MUP   |   |
| Wholesale and Retail Sales of Wine and Grape Products   | C   | C   |   |
| Wineries, Distilleries, Micro-Breweries, and Breweries  | C   | C   | See Section 1.05.02 for new definitions.<br>See Section 17.56.330 |
| Industrial Uses   |     |   |   |
| Ancillary Storage Facilities  | C   | C   | See Section 17.56.170   |
| Recycling Collection Stations (4)   | ARP | -   | See Section 17.56.170   |
| Truck Stops   | CUP | -   |   |
| Public and Semi-Public Uses   |     |   |   |
| Antennas, Communication Facilities  | *   | *   | See Section 17.56.060   |
| Child/adult Day Care Center   | C   | C   |   |
| Heliport/Helipad  | -   | MUP   | See Section 17.56.040   |
| Parks and Playgrounds   | MUP | C   |   |

| <b>Table 1-1</b><br><b>Commercial and Entertainment Mixed-Use</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b> |     | Commercial and Entertainment Mixed-Use Zone |  |
|---|-----|---|--|
|   |     | Permit Requirements                         |  |
|   |     | A   | Allowed Use, Zoning Compliance Required                          |
|   |     | C   | Zoning Clearance (Section 17.06.050.B1)                          |
|   |     | ARP   | Administrative Review Permit (Section 17.06.050.B2)              |
|   |     | MUP   | Minor Use Permit (Section 17.060.050.B4)                         |
|   |     | CUP   | Conditional Use Permit (Section 17.06.050.B5)                    |
|   |     | -   | Not allowed  |
|   |     | *   | Refer to existing Zoning Code requirements                       |
| Land Use<br>(See Chapter 1.05 for new land use definitions and Article 17.04 for remaining land use definitions).               | SC  | EMU   | Specific Use Regulations   |
| Places of Assembly  | C   | C   | See Section 1.05.02 for new definitions.                         |
| Public Safety Facilities  | C   | C   |  |
| Residential Uses (2)  |     |   |  |
| Caretaker and Employee Housing  | C   | MUP   | See Section 17.56.090<br><a href="#">See Section 1.01.03(B)</a>  |
| Emergency Shelter, 60 or fewer clients  | CUP | -   | See Section 17.56.295  |
| Live/Work Units   | -   | MUP   | <a href="#">See Section 1.01.03(B)</a>                           |
| Multi-Family Dwellings (2)  | -   | MUP   | See Section 1.01.04(A)<br><a href="#">See Section 1.01.03(B)</a> |
| Single-Room Occupancy Units (SRO) (2)   | -   | MUP   | <a href="#">See Section 1.01.03(B)</a><br>See Section 17.56.233  |
| Temporary Uses  |     |   |  |
| Temporary Events/Uses   | *   | *   | See Section 17.56.300  |

\* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Residential uses shall not be a standalone use and shall include a commercial, retail, or industrial component.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP in those zones that allow the use with a Zoning Clearance.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
  - a. Reverse vending machine(s);
  - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.

### 1.01.03 – Commercial and Entertainment Mixed-Use Zone Development Standards

**A. Table 1-2 Commercial and Entertainment Mixed-Use Zone Development Standards.** The intent of Table 1-2 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the commercial and entertainment mixed-use zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to commercial and entertainment mixed-use zones.

#### **B. Special Purpose (-SP) Parcels.**

1. **Intent.** ~~Parcels with the -SP Combining District are provided to identify specific areas where specific new land uses have the potential for compatibility issues in compatibility with surrounding parcels and uses. In the case of the Sunset Area Plan, the compatibility concerns are related to the West Placer Waste Management Authority (WPWMA) facilities and their~~

ongoing operations. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.

**2. New Residential Uses.** Any new residential uses in the -SP Combining District shall require the following:

- a.** Approval of a specific plan, master plan, or development agreement. If a specific plan is approved, the zoning shall change from “-SP” to “SPL” and the following requirements shall be addressed in the specific plan development standards.
- b.** Recordation of landowner acknowledgement of proximity to the landfill and potential nuisances associated with landfill operations (e.g., odor); and
- c.** Payment of fair share contribution to support WPWMA Tier I capital improvements. Payments shall be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity. Payment shall be made at issuance of Building Permit.

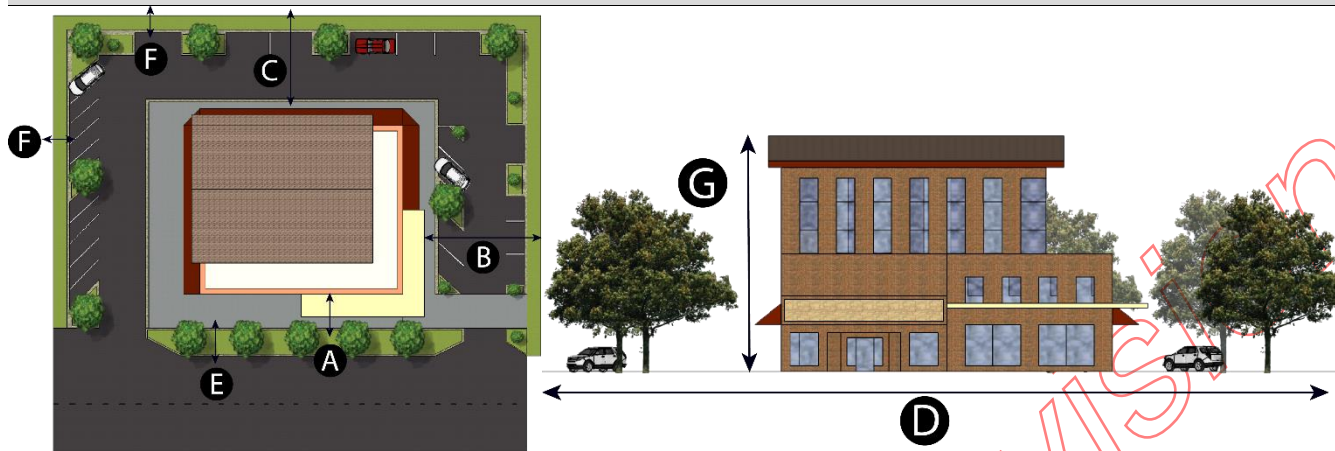
**B.C.** **Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.

**C.D.** **Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.

**D.E.** **Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned commercial or entertainment mixed-use shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

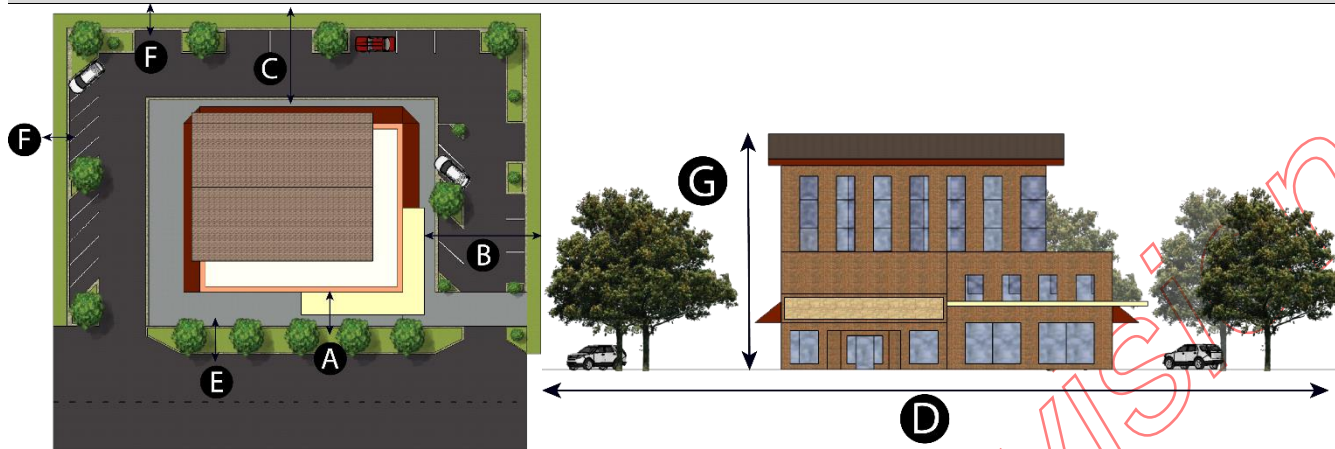
**E.F.** **Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan" and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-2**  
**Commercial and Entertainment Mixed-Use Zone Development Standards**



| Development Feature<br>(minimum unless otherwise indicated by entitlement conditions of approval)                                   | SC  | EMU         | Additional Requirements |
|---|---|-------------|-------------------------|
| <b>Parcel Area (minimum):</b> Area required for each NEWLY CREATED parcel.  |   |             |                         |
| <b>Parcel Area (sq. ft.)</b>  | 8,000 (corner parcel)<br>6,000 (interior parcel)                | none        | See Section 17.54.040   |
| <b>Site Coverage (maximum):</b> Percentage of total site area that may be covered by structures.                                    |   |             |                         |
| <b>Site Coverage</b>  | 25 percent for multi-family dwellings;<br>100 percent otherwise | 100 percent | See Section 1.01.04(A)  |
| <b>Setbacks (minimum):</b> Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. |   |             |                         |
| <b>A Front (1)</b>  | 15  | 30          | See Section 1.01.04(A)  |
| <b>B Side</b>   | 5   | 10          | See Section 1.01.04(A)  |
| <b>C Rear</b>   | 10  | 15          | See Section 1.01.04(A)  |
| <b>D Width</b>  | 60 (corner parcel)<br>50 (interior parcel)                      | none        |                         |
| <b>E Street Frontage Landscape Buffer</b>   | 10  | 30          |                         |

**Table 1-2**  
**Commercial and Entertainment Mixed-Use Zone Development Standards**



| Development Feature<br>(minimum unless otherwise indicated by entitlement conditions of approval) | SC   | EMU | Additional Requirements  |
|---|--|-----|--|
| <b>F</b> Street Frontage Landscape Buffer   | 5  | 10  | See Section 1.01.04(A)   |
| <b>Height (maximum):</b> Height is measured in feet.  |  |     |  |
| <b>G</b> Height (2)   | 75   | 100 | See Section 1.01.04(A)   |
| <b>Additional Regulations</b>   |  |     |  |
| <b>Off-Street Parking</b>   | See Chapter 2.01 (Parking Regulations); Sections 17.54.050, .060, .070, .075 of the Placer County Zoning Ordinance     |     |  |
| <b>Signs</b>  | See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, .180, .190, and .200 of the Placer County Zoning Ordinance |     | See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines |
| <b>Landscaping and Fencing</b>  | See Sections 17.54.030 and 17.13.040   |     | See Placer County Landscape Design Guidelines  |

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 of the Placer County Zoning Ordinance.
- (3) Residential uses shall have a 10-foot minimum landscaped setback from commercial and/or mixed-use properties.

### 1.01.04 – Other Applicable Commercial and Entertainment Mixed-Use Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific commercial and entertainment mixed-use zones

#### A. EMU Zone-Specific Regulations.

##### 1. Commercial Recreation, Outdoor: Amusement Parks.

- a. **Parking.** Truck and Recreational Vehicle (RV) parking shall be provided. Overnight parking is not permitted.
- b. **Kennels and Animal Boarding.** Animal boarding is permitted on amusement park properties to serve visitors. General public animal boarding is not permitted.

##### 2. Hobby Garage and Storage Facilities.

- a. **Caretaker Housing.** One caretaker housing unit is permitted for 24-hour surveillance of activities on the parcel
- b. **Interior Spaces.** The following are prohibited in individual active work and storage spaces:
  - ~~1) Private restroom~~
  - ~~2) Kitchenette~~
  - ~~3) Sleep Quarters~~
- c. **Site Design.** All individual active work and storage space openings (i.e., roll-up doors, man doors) shall not be facing or visible from the street frontage.
- d. **Outdoor Storage.** The outdoor storage of vehicles or other personal items is not permitted
- e. **Performance Standards.** Uses shall be operated and maintained so as not be injurious to public health, safety, or welfare, and in a manner consistent with the following standards:
  - 1) **Indoor Operation.** All activities other than incidental loading and unloading, pedestrian and vehicular circulation, vehicle washing at designated stations, and incidental handling of materials shall be conducted entirely within structures.
  - 2) **Noise Control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall not exceed 65 decibels at the property line of the noise source.
  - 3) **Ground Vibrations.** No approved use shall generate ground vibration perceptible, without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.
  - 4) **Air Emissions.** No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat, or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

##### 3. Development Standards:

- a. **Height.** The following uses are allowed a maximum allowable height of 225 feet:
  - 1) Commercial Recreation, Indoor
  - 2) Commercial Recreation, Outdoor
  - 3) Hotel
  - 4) Hotel, Resort



**b. Setbacks.**

- 1) A 50-foot setback is required where a side or rear lot line abuts a residential zone.
- 2) A minimum 50-foot setback is required for Outdoor Amusement Parks fronting Athens Avenue, Industrial Avenue, and Placer Parkway.
- 3) A minimum 25-foot setback is required for shopping centers, of any size, fronting Placer Parkway.
- 4) Parking lots located along the frontage shall maintain a 30-foot landscaped setback and shall be screened from public view.

---

## Chapter 1.02 – Research and Development Zones (BPL, IC)

---

### Sections

- 1.02.01 – Purpose of Research and Development Zones
- 1.02.02 – Research and Development Zone Land Uses and Permit Requirements
- 1.02.03 – Research and Development Zone Development Standards
- 1.02.04 – Other Applicable Research and Development Zone Regulations

### 1.02.01 – Purpose of Research and Development Zones

The purpose of the individual research and development zones and the manner in which they are applied are as follows:

- A. BPL (Business Professional Zone).** The purpose of the BPL Zone is to provide for low impact land uses (i.e., research and development facilities, professional offices, and light manufacturing). Typical land uses include research and development; light industrial, fabrication; executive, administrative, and professional offices; and limited retail and service uses to accommodate the needs of the employee population in other zones. The BPL Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Business Park (BP) land use designation.
- B. IC (Innovation Center Zone).** The intent of the IC Zone is to provide areas for a mix of industry clusters including information technology, life sciences, and knowledge-based, located within large scale campus-like settings. The IC Zone is designed to cater to start-up and incubator businesses that have the potential of fostering relationships with surrounding higher education facilities in the Sunset Area. This zone provides additional flexibility with the ability to allow flex-office spaces and integrated residential uses (i.e., live work units, lofts, co-housing). Typical land uses include research and development; light industrial, laboratories; professional offices; and limited retail and service uses. The IC Zone has a maximum floor area ratio (FAR) of 0.50. This zone implements the Innovation Center (IC) land use designation.

### 1.02.02 – Research and Development Zone Land Uses and Permit Requirements

- A. Table 1-3 Research and Development Zone Uses.** Table 1-3 indicates the uses allowed within each research and development zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-3 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.
- D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

- E. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a “C” as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

| <b>Table 1-3</b><br><b>Research and Development</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b>          |     | Research and Development Zone |   |
|--|-----|-------------------------------|---|
|  |     | Permit Requirements           |   |
|  |     | A                             | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)  |
|  |     | C                             | Zoning Clearance (Section 17.06.050.B2)                         |
|  |     | ARP                           | Administrative Review Permit (Section 17.06.050.B3)             |
|  |     | MUP                           | Minor Use Permit (Section 17.06.050.B4)                         |
|  |     | CUP                           | Conditional Use Permit (Section 17.06.050.B5)                   |
|  |     | -                             | Not allowed   |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | BPL | IC                            | Specific Use Regulations  |
| <b>Agricultural, Resource, and Open Space Uses (1)</b>   |     |                               |   |
| Existing Agricultural  | A   | A                             | See Section 17.56.020(B)  |
| Accessory Structures   |     |                               |   |
| Animal Keeping and Raising   | *   | *                             | See Section 17.56.050   |
| Crop Production  | A   | A                             |   |
| Grazing  | A   | A                             |   |
| Greenhouses  | A   | A                             |   |
| Plant Production Nurseries   | A   | A                             | Section 17.56.165   |
| <b>Commercial Uses</b>   |     |                               |   |
| Accessory Structures and<br>Uses   | A   | A                             | See Section 17.56.020   |
| Business Support Services  | C   | C                             |   |
| Hotel, Motel (2)   | MUP | CUP                           |   |
| Mobile Food Vendors  | C   | C                             |   |
| Offices  | C   | C                             |   |
| Offices, Temporary   | *   | *                             | See Section 17.56.300(C)  |
| Restaurants and Bars   | C   | C                             | See Section 17.56.190   |
| Retail Stores, General<br>Merchandise (3)  | MUP | MUP                           |   |
| Veterinary Clinic, Hospital<br>(5)   | ARP | MUP                           |   |
| <b>Industrial Uses</b>   |     |                               |   |
| Mail Order and Vending   | C   | C                             |   |
| Printing and Publishing  | C   | C                             |   |
| Recycling Collection<br>Stations (4)   | -   |                               | See Section 17.56.170   |
| Research and Development<br>Facilities   | MUP | C                             |   |
| Renewable Energy Facilities  | MUP | C                             | See Section 1.05.02 for new definitions.                        |
| Industrial Subdivisions  | CUP | CUP                           |   |
| Electrical and Electronic<br>Equipment Instruments   | C   | C                             |   |
| Manufacturing and<br>Assembly, Light   | C   | C                             | See Section 1.05.02 for new definitions.                        |
| Manufacturing and<br>Assembly, Intermediate  | MUP | ARP                           | See Section 1.05.02 for new definitions.                        |
| Manufacturing and<br>Assembly, Heavy   | -   | MUP                           | See Section 1.05.02 for new definitions.                        |
| <b>Residential Uses</b>  |     |                               |   |
| Caretaker Quarters   | MUP | MUP                           | <a href="#">See Section 1.02.03(B)</a><br>See Section 17.56.090 |
| Home Occupations   | C   | C                             | See Section 17.56.120   |

| <b>Table 1-3</b><br><b>Research and Development</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b>          |     | Research and Development Zone |  |
|--|-----|-------------------------------|--|
|  |     | Permit Requirements           |  |
|  |     | A                             | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) |
|  |     | C                             | Zoning Clearance (Section 17.06.050.B2)                        |
|  |     | ARP                           | Administrative Review Permit (Section 17.06.050.B3)            |
|  |     | MUP                           | Minor Use Permit (Section 17.06.050.B4)                        |
|  |     | CUP                           | Conditional Use Permit (Section 17.06.050.B5)                  |
|  |     | -                             | Not allowed  |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | BPL | IC                            | Specific Use Regulations                                       |
| Multifamily Dwellings, 20 or<br>fewer units  | -   | MUP                           | <a href="#">See Section 1.02.03(B)</a>                         |
| Multifamily Dwellings, 21 or<br>more units   | -   | CUP                           | <a href="#">See Section 1.02.03(B)</a>                         |
| Service Uses   |     |                               |  |
| Business Support Services  | C   | C                             |  |
| Medical Services - Clinics<br>and Laboratories   | C   | C                             |  |
| Medical Services, Hospitals<br>and Extended Care (5)   | -   | CUP                           |  |
| Motor Vehicles and<br>Transportation Equipment   | -   | MUP                           |  |
| Warehousing, wholesaling,<br>and distribution  | -   | MUP                           |  |
| Transportation and Communications  |     |                               |  |
| Broadcasting Studios   | C   | MUP                           | <a href="#">See Section 17.56.060</a>                          |
| Antenna, Communications<br>Facilities  | *   | *                             | <a href="#">See Section 17.56.060</a>                          |

\* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) Hotels and motels shall not exceed 100 rooms.
- (3) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable area of the entire parcel.
- (4) Recycling Collection Stations shall be limited to one of the following facilities:
  - a. Reverse vending machines;
  - b. Small collection facilities that occupy an area of not more than 500 square feet with no mechanical processing.
- (5) Permitted only if part of an integrated Research and Development business.

### 1.02.03 – Research and Development Zone Development Standards

**A. Table 1-4 Research and Development Zone Development Standards.** The intent of Table 1-4 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the research and development zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signing, fences and obstructions, and performance standards, apply to research and development zones.

#### B. Special Purpose (-SP) Parcels.

1. Intent. Parcels with the -SP Combining District ~~are provided to~~ identify ~~specific~~ areas where ~~specific new~~ land uses have the potential for ~~compatibility issues~~ incompatibility with surrounding ~~parcels~~ land uses. In the case of the Sunset Area Plan, the compatibility concerns

are related to the West Placer Waste Management Authority (WPWMA) facilities and their ongoing operations. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.

**2. New Residential Uses.** Any new residential uses in the -SP Combining District shall require the following:

- a.** Approval of a specific plan, master plan, or development agreement. If a specific plan is approved, the zoning shall change from “-SP” to “SPL” and the following requirements shall be addressed in the specific plan development standards;
- b.** Recordation of landowner acknowledgement of proximity to the landfill and potential nuisances associated with landfill operations (e.g., odor); and
- c.** Payment of fair share contribution to support WPWMA Tier I capital improvements. Payments shall be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity. Payment shall be made at issuance of Building Permit.

**B.C.** **Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.

**C.D.** **Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the research and development zones.

**D.E.** **Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned for research and development shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

**E.F.** **Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan" and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-4  
Research and Development Zone Development Standards**

| Development Feature<br>(minimum unless otherwise indicated by entitlement conditions of approval)                                   | BPL  | IC         | Additional Requirements  |
|---|--|------------|--|
| <b>Parcel Area (minimum):</b> Area required for each NEWLY CREATED parcel.  |  |            |  |
| Parcel Area (sq. ft.)   | 10,000   | 10 acres   | See Section 17.54.040  |
| <b>Site Coverage (maximum)</b>  |  |            |  |
| Site Coverage   | 60 percent   | 75 percent | See Section 1.02.04(A)   |
| <b>Setbacks (minimum):</b> Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. |  |            |  |
| <b>A</b> Front (1)  | 25   | 25         |  |
| <b>B</b> Side (2)   | 20   | 15         |  |
| <b>C</b> Rear (3)   | 20   | 20         |  |
| <b>D</b> Width  | 100  | 50         |  |
| <b>E</b> Street Frontage Landscape Buffer   | 15   | 25         | See Section 1.02.04(B)   |
| <b>F</b> Side and Rear Landscape Setback  | 10   | 5          |  |
| <b>Height (maximum):</b> Height is measured in feet   |  |            |  |
| <b>G</b> Height   | 75   | 150        |  |
| <b>Additional Regulations</b>   |  |            |  |
| Off-Street Parking  | See Chapter 2.01 (Parking Regulations) and Section 17.54.050, 60, 70, 75 of the Placer County Zoning Ordinance     |            |  |
| Signs   | See Chapter 2.02 (Sign Regulations) and Sections 17.54.170, .180, .190, .200 of the Placer County Zoning Ordinance |            | See Sunset Area Plan Implementing Zoning Regulations and Placer County Design Guidelines |



**Table 1-4**  
**Research and Development Zone Development Standards**

| Development Feature<br>(minimum unless otherwise indicated by entitlement conditions of approval) | BPL                                  | IC | Additional Requirements                       |
|---|--------------------------------------|----|---|
| <b>Landscaping and Fencing</b>  | See Sections 17.54.030 and 17.13.040 |    | See Placer County Landscape Design Guidelines |

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) The minimum side setback shall be 40 feet where a site is adjacent to residential or other land uses determined by the applicable review body to be incompatible with the proposed research and development project.
- (3) No rear setback is required where the parcel is adjacent to property either in the BPL or IC zone, or other commercial or industrial zone district. A minimum setback of 20 feet is required where the parcel is adjacent to any other zone district.

### 1.02.04 – Other Applicable Research and Development Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific research and development zones.

#### A. General Research and Development Regulations.

1. **Parcel Coverage and Open Space.** No more than 75 percent of the parcel shall be covered by structures or other impervious surfacing such as paving or meet the LID requirements, whichever is more restrictive. The remainder of the site shall be permanently maintained as naturally-vegetated open space, landscaped areas, drainage retention/detention facilities, and/or wetland or wildlife preserve areas.
2. **Performance Standards.** Land uses shall be operated and maintained so as not be injurious to public health, safety, or welfare, and in a manner consistent with the following standards:
  - a. **Indoor Operation.** All activities other than incidental loading and unloading, pedestrian and vehicular circulation, and incidental handling of materials shall be conducted entirely within structures.
  - b. **Noise Control.** The volume of sound generated by or resulting from any land use (except motor vehicle operations), measured during calm air conditions, shall not exceed 65 decibels at the property line of the noise source.
  - c. **Ground Vibrations.** No approved use shall generate ground vibration perceptible, without instruments at any point along or outside of the property line of the site of the use, except for motor vehicle operations.
  - d. **Air Emissions.** No approved use shall generate or cause any visible smoke, gasses, dust, steam, heat, or odor to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

#### B. Specific Research and Development Regulations.

##### 1. BPL Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Parking lots located along Placer Parkway shall maintain a 35-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway.

##### 2. IC Zone Specific Regulations.

- a. **Placer Parkway Landscape Setback.** Placer Parkway Landscaped Setback. Parking lots located along Placer Parkway shall maintain a 30-foot landscaped setback.
- b. **Placer Parkway Development Setback.** A minimum 25-foot setback is required for any development fronting Placer Parkway

## Chapter 1.03 – Industrial Zones (ECO, LI, IMU)

### Sections

- 1.03.01 – Purpose of Industrial Zones
- 1.03.02 – Industrial Zone Land Uses and Permit Requirements
- 1.03.03 – Industrial Zone Development Standards
- 1.03.04 – Other Applicable Industrial Zone Regulations

### 1.03.01 – Purpose of Industrial Zones

The purpose of the individual industrial zones and the manner in which they are applied are as follows:

- A. ECO (Eco-Industrial Zone).** The intent of the ECO Zone is to provide areas for industrial uses that emphasize ecology, waste reuse and sustainable salvaging, and remanufacturing. This zone directly serves and is compatible with the ongoing operation of the landfill. The uses in this zone intend to allow for manufacturing and remanufacturing, recycling of construction and demolition debris, plastics processing, paper conversion, glass processing, and similar industrial uses. The ECO Zone has a maximum floor area ratio (FAR) of 0.75. This zone implements the EI land use designation.
- B. LI (Light Industrial Zone).** The intent of the LI Zone is to provide areas for warehousing, distribution, assembling, manufacturing, wholesaling, research and development facilities, commercial offices and limited accessory retail sales. Uses within this zone typically involve assembly of previously manufactured materials and have low nuisance characteristics (i.e., noise, heat, glare, odor and vibration) and are compatible with each other and surrounding uses. Typical uses in this zone include distribution centers, warehousing, machine shops, and sign manufacturing. The LI Zone has a maximum floor area ratio (FAR) of 0.5. This zone implements the LI land use designation.
- C. IMU (Industrial Mixed-Use Zone).** The intent of the IMU Zone is to provide for light industrial, distribution, and storage uses with integrated residential and commercial recreation. The IMU zone is designed to be a hybrid of light industrial operations inter-mixed with live-work residential units, breweries, tasting rooms, commercial recreation, and accessory retail uses. The mix of uses create an eclectic enclave where small business owners have the ability to manufacture, distribute, sell, and live in the same space. The IMU Zone has a maximum floor area ratio (FAR) of 0.75 and a maximum residential density of 12 dwelling units per acre. This zone implements the LI land use designation.

### 1.03.02 – Industrial Zone Land Uses and Permit Requirements

- A. Table 1-5 Industrial Zone Uses.** Table 1-5 indicates the uses allowed in each industrial zone and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-5 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

**D. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.

**E. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a "C" as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).

| <b>Table 1-5<br/>Industrial<br/>Zone Allowed Uses and<br/>Permit Requirements</b>  |     | Industrial Zone<br>Permit Requirements |  |   |
|--|-----|--|--|---|
|  |     | A<br>C<br>ARP<br>MUP<br>CUP<br>-       | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)<br>Zoning Clearance (Section 17.06.050.B2)<br>Administrative Review Permit (Section 17.06.050.B3)<br>Minor Use Permit (Section 17.060.050.B4)<br>Conditional Use Permit (Section 17.06.050.B5)<br>Not allowed |   |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | ECO | LI                                     | IMU  | Specific Use Regulations  |
| <b>Agricultural, Resource, and Open Space Uses (1)</b>   |     |  |  |   |
| Existing Agricultural<br>Accessory Structures  | A   | A                                      | A  | See Section 17.56.020(B)  |
| Animal Keeping and Raising   | *   | *                                      | *  | See Section 17.56.050   |
| Crop Production  | A   | A                                      | A  |   |
| Grazing  | A   | A                                      | A  |   |
| Greenhouses  | A   | A                                      | A  |   |
| Plant Production Nurseries   | A   | A                                      | A  | See Section 17.56.165   |
| <b>Commercial Uses</b>   |     |  |  |   |
| Accessory Structures and<br>Uses   | A   | A                                      | A  | See Section 17.56.020   |
| Banks and Financial<br>Services  | -   | -                                      | A  |   |
| Model Aircraft Facility  | C   | -                                      | -  |   |
| Outdoor Commercial<br>Recreation   | -   | -                                      | MUP  | See Section 1.05.02 for new definitions.  |
| Hotel, Motel   | -   | -                                      | CUP  |   |
| Storage, Mini Storage<br>Facilities  | -   | -                                      | MUP  | See Section 17.56.260   |
| Offices  | C   | C                                      | C  |   |
| Offices, Temporary   | *   | *                                      | *  | See Section 17.56.300(C)  |
| Personal Services  | -   | -                                      | C  |   |
| Recreation and Fitness<br>Centers (3)  | -   | -                                      | MUP  | See Section 1.05.02 for new definitions.  |
| Restaurant, Fast Food  | -   | -                                      | CUP  | See Section 17.56.190   |
| Restaurants and Bars   |     | MUP                                    | C  | See Section 17.56.190   |
| Retail Stores, General<br>Merchandise (2)  | -   | MUP                                    | ARP  |   |
| Business Support Services  | -   | C                                      | C  |   |
| Wholesale and Retail Sales<br>of Wine and Grape Products   | -   | -                                      | ARP  |   |
| Wineries, Distilleries, Micro-<br>Breweries, and Breweries   | -   | MUP                                    | MUP  | See Section 1.03.04(A)<br>See Section 1.05.02 for new definitions.<br>See Section 17.56.330 |

| <b>Table 1-5</b><br><b>Industrial</b><br><b>Zone Allowed Uses and</b><br><b>Permit Requirements</b>                        |     | Industrial Zone     |     |   |
|--|-----|---------------------|-----|---|
|  |     | Permit Requirements |     |   |
|  |     | A                   |     | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)  |
|  |     | C                   |     | Zoning Clearance (Section 17.06.050.B2)                         |
|  |     | ARP                 |     | Administrative Review Permit (Section 17.06.050.B3)             |
|  |     | MUP                 |     | Minor Use Permit (Section 17.060.050.B4)                        |
|  |     | CUP                 |     | Conditional Use Permit (Section 17.06.050.B5)                   |
|  |     | -                   |     | Not allowed   |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | ECO | LI                  | IMU | Specific Use Regulations  |
| <b>Industrial Uses</b>   |     |                     |     |   |
| Business Support Services  | -   | C                   | C   |   |
| Construction Contractors   | -   | C                   | -   |   |
| Electrical and Electronic<br>Equipment, Instruments  | -   | C                   | MUP |   |
| Electrical Generating Plants   | MUP | -                   | -   |   |
| Industrial Subdivisions  | C   | C                   | C   |   |
| Motor Vehicle and<br>Transportation Equipment  | -   | MUP                 | -   |   |
| Recycling Facilities   | MUP | MUP                 | -   | See Section 17.56.170   |
| Renewable Energy<br>Facilities, Accessory (6)  | ARP | ARP                 | -   | See Section 1.05.02 for new definitions.                        |
| Renewable Energy<br>Facilities, Commercial (6)   | CUP | -                   | -   | See Section 1.05.02 for new definitions.                        |
| Manufacturing and<br>Assembly, Light (5)   | C   | C                   | C   | See Section 1.05.02 for new definitions.                        |
| Manufacturing and<br>Assembly, Intermediate (5)  | C   | MUP                 | -   | See Section 1.05.02 for new definitions.                        |
| Manufacturing and<br>Assembly, Heavy (5)   | MUP | CUP                 | -   | See Section 1.05.02 for new definitions.                        |
| Truck Stops  | -   | CUP                 | -   |   |
| Vehicle Storage  | C   | MUP                 | -   |   |
| Vehicle, Repair and<br>Maintenance   | -   | MUP                 | CUP | See Section 17.56.250(C)  |
| Utility Yards  | -   | MUP                 | -   |   |
| Warehousing, Wholesale,<br>and Distribution  | -   | C                   | -   | See Section 17.56.260   |
| Waste Disposal Sites   | CUP | -                   | -   |   |
| <b>Public and Semi-Public Uses</b>   |     |                     |     |   |
| Ambulance Services   | -   | MUP                 | -   | See Section 1.05.02 for new definitions.                        |
| Places of Assembly   | -   | -                   | CUP | See Section 1.05.02 for new definitions.                        |
| Parks and Playgrounds  | -   | -                   | MUP |   |
| Public Safety Facilities   | -   | C                   | -   |   |
| Public Utility Facilities  | -   | MUP                 | -   |   |
| <b>Residential Uses</b>  |     |                     |     |   |
| Caretakers Quarters and<br>Employee Housing  | C   | C                   | C   | <a href="#">See Section 1.03.03(B)</a><br>See Section 17.56.090 |
| Emergency Shelter, 60 or<br>fewer clients  | -   | MUP                 | MUP | See Section 17.56.295   |
| Emergency Shelter, 61 or<br>more clients   | -   | CUP                 | CUP | See Section 17.56.295   |
| Multi-Family Dwellings (4)   | -   | -                   | MUP | <a href="#">See Section 1.03.03(B)</a>                          |

| Table 1-5<br>Industrial<br>Zone Allowed Uses and<br>Permit Requirements  |     | Industrial Zone<br>Permit Requirements                         |     |  |
|--|-----|--|-----|--|
|  |     | A  | C   | ARP  |
|  |     | MUP  | CUP | -  |
|  |     | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1) |     |  |
|  |     | Zoning Clearance (Section 17.06.050.B2)                        |     |  |
|  |     | Administrative Review Permit (Section 17.06.050.B3)            |     |  |
|  |     | Minor Use Permit (Section 17.060.050.B4)                       |     |  |
|  |     | Conditional Use Permit (Section 17.06.050.B5)                  |     |  |
|  |     | Not allowed  |     |  |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | ECO | LI   | IMU | Specific Use Regulations   |
| Single-Room Occupancy<br>Units (SRO) (4)   | -   | -  | MUP | <a href="#">See Section 1.03.03(B)</a>   |
| Work/Live Units  | -   | CUP  | MUP | <a href="#">See Section 1.03.03(B)</a><br>See Section 1.05.02 for new definitions. |
| <b>Service Uses</b>  |     |  |     |  |
| Service Stations and Full-<br>Service Car Wash<br>Establishments   | -   | MUP  | -   | See Section 17.56.220  |
| Supportive Housing   | -   | -  | MUP |  |
| Transitional Housing   | -   | -  | MUP |  |
| <b>Temporary Uses</b>  |     |  |     |  |
| Temporary Events/Uses  | *   | *  | *   | See Section 17.56.300  |
| <b>Transportation and Communications</b>   |     |  |     |  |
| Heliport/Helipad   | -   | CUP  | -   | See Section 17.56.040  |
| Pipelines, and transmission<br>lines   | A   | A  | A   |  |
| Antennae, Communication<br>Facilities  | *   | *  | *   | See Section 17.56.060  |

\* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance.

- (1) Agricultural uses shall be interim only until urbanization occurs.
- (2) On-site retail sales shall be an accessory use to the primary business. Any retail area used for retail sales shall not exceed 20 percent of the developable area of the entire parcel.
- (3) Recreation and Fitness Centers shall not exceed 10,000 square feet without the approval of a MUP.
- (4) Multi-family dwellings shall not be a standalone use. Multi-family housing development shall include a commercial, retail, or industrial component.
- (5) Any uses in LI or IMU that involves outdoor storage or manufacturing shall require the approval of a MUP regardless of use allowances.
- (6) Allows alternative vehicle fuel distribution.



### 1.03.03 – Industrial Zone Development Standards

- A. Table 1-6 Industrial Zone Development Standards.** The intent of Table 1-6 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the industrial zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all industrial zones.

#### **B. Special Purpose (-SP) Parcels.**

- 1. Intent.** Parcels with the -SP Combining District identify areas where new land uses have the potential for incompatibility with surrounding land uses. In the case of the Sunset Area Plan, the compatibility concerns are related to the West Placer Waste Management Authority (WPWMA) facilities and their ongoing operations. Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.
- 2. New Residential Uses.** Any new residential uses in the -SP Combining District shall require the following:
  - a. Approval of a specific plan, master plan, or development agreement.** If a specific plan is approved, the zoning shall change from “-SP” to “SPL” and the following requirements shall be addressed in the specific plan development standards:
  - b. Recordation of landowner acknowledgement of proximity to the landfill and potential nuisances associated with landfill operations (e.g., odor); and**
  - c. Payment of fair share contribution to support WPWMA Tier I capital improvements.** Payments shall be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity. Payment shall be made at issuance of Building Permit.

**B.C. Residential Density.** The minimum residential density in the Sunset Area shall be 10 DU/Ac and a maximum residential density shall not exceed 30 DU/Ac.

**C.D. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in industrial zones.

**D.E. Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned industrial shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

**E.F. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan" and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-6  
Industrial Zone Development Standards**

| Development Feature<br>(minimum unless<br>otherwise indicated by<br>entitlement conditions of<br>approval)                              | ECO  | LI         | IMU        | Additional Requirements                |
|---|--|------------|------------|--|
| <b>Parcel Area:</b> Area required for each NEWLY CREATED parcel.  |  |            |            |  |
| <b>Parcel Area (sq. ft.)<br/>(minimum)</b>  | One acre   | 10,000     | 5,000      | See Section 17.54.040                  |
| <b>Coverage (maximum)</b>   |  |            |            |  |
| <b>Coverage</b>   | 60 percent   | 75 percent | 85 percent |  |
| <b>Setbacks (minimum):</b> Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2) |  |            |            |  |
| <b>A Front (1)</b>  | 30   | 30         | 15         |  |
| <b>B Side</b>   | 10   | 10         | 5          |  |
| <b>C Rear</b>   | 15   | 10         | none       |  |
| <b>D Width</b>  | 50   | none       | 60         |  |
| <b>E Frontage Landscape Buffer</b>  | 30   | 30         | 10         | See Section 1.03.04(B)                 |
| <b>F Side and Rear Landscape Buffer</b>   | 10   | 10         | 10         |  |
| <b>Industrial Buffer (4)</b>  | 50   | 30         | none       | See Section 1.03.04(B)                 |
| <b>Height (maximum):</b> Height is measured in feet.  |  |            |            |  |
| <b>G Height (3)</b>   | 100  | 50         | 50         |  |
| <b>Additional Regulations</b>   |  |            |            |  |
| <b>Off-Street Parking</b>   | See Chapter 2.01 (Parking Regulations)<br>Section 17.54.050, 60, 70, 75 of the Placer<br>County Zoning Ordinance |            |            | See Section 1.03.04(B)                 |
| <b>Signs</b>  | See Chapter 2.02 (Sign Regulations)<br>Section 17.54.170, 180, 190, 200 of the Placer<br>County Zoning Ordinance |            |            | See Placer County Design<br>Guidelines |

**Table 1-6**  
**Industrial Zone Development Standards**

| Development Feature<br>(minimum unless<br>otherwise indicated by<br>entitlement conditions of<br>approval) | ECO  | LI | IMU | Additional Requirements                          |
|--|--|----|-----|--|
| <b>Landscaping and Fencing</b>   | See Section 17.54.030<br>See Section 17.13.040 |    |     | See Placer County Landscape<br>Design Guidelines |

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) If adjacent to a residential zone, the minimum setback shall be 20 feet and a six-foot-high solid masonry wall shall be constructed and maintained with shrubs and/or vines between the adjoining residentially developed property.

### 1.03.04 – Other Applicable Industrial Zone Regulations

In addition to the standards specified in Article 2 (General Development Standards), the following standards shall apply to the specific industrial zones.

**A. General Industrial Regulations.** An application and approval from the California Department of Alcoholic Beverage Control and the from the Community Development Resource Agency (CDRA) is required prior to the operation of an establishment selling or serving liquor for wineries, breweries, micro-breweries, and distilleries.

**B. Specific Industrial Regulations.**

**1. ECO Zone.**

**a. ECO Zone Buffer Areas.**

**5) ECO Zone Buffer Areas.**

- i. **Buffer Areas Defined.** An Eco-Industrial buffer area is an area of plantings and walls that screen neighboring properties from the negative impacts created by eco-industrial land uses.
- ii. **When Required.** An Eco-Industrial buffer area is required for any development located adjacent to any land use which conflicts with a remanufacturing operation.
- iii. **Buffer Area Standards.**
  - (1) Eco-Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
  - (2) The minimum width of an eco-industrial buffer area shall be 50 feet.
  - (3) Eco-Industrial buffer areas shall be planted with a mix of deciduous and evergreen trees and shrubs of suitable type, size, and spacing to achieve screening year-round. The size of plants selected to meet these standards shall be large enough to ensure proper screening within five years.
  - (4) All plantings within an Eco-Industrial buffer area shall be maintained in a manner consistent with the Placer County Landscape Design Guidelines.
  - (5) Paved surfaces shall be prohibited within Eco-Industrial buffer areas. These buffer areas shall not be used for building areas; driveways, except for access ways; parking; trash enclosure, or any other activity associated with the primary use on the subject property.

**2. LI Zone.**

**a. Development Standards.**

- 1) **Frontage Parking Lots.** Parking lots are prohibited along the frontage of Industrial Avenue, ~~Placer Parkway~~, Campus Park Boulevard, and Sunset Boulevard, and shall be screened behind street fronting structures.
- 2) **Placer Parkway Landscape Setback.** A minimum 30-foot landscape setback is required for any development fronting Placer Parkway.

**b. Buffer Areas Standards.**

- 1) Buffer Areas Defined.** A Light Industrial buffer area is an area of plantings and walls that shield neighboring properties from the negative impacts created by Light Industrial land uses.
- 2) When Required.** A Light Industrial buffer area is required for any development located adjacent to an outdoor storage or manufacturing use which is customarily sensitive to the impacts associated with the operation.
- 3) Buffer Area Standards.**
  - i. Light Industrial buffer areas shall be located along the outer perimeter of a property line abutting a land use which is customarily sensitive to the impacts associated with a remanufacturing operation.
  - ii. The minimum width of a Light Industrial buffer area shall be 30 feet.
  - iii. Light Industrial buffer areas shall include a solid masonry or equivalent wall no less than six feet in height with maintained shrubs and/or vines between the parking area or adjoining developed property.
- 3. IMU Zone.** A minimum 30-foot landscape setback is required for any development, including parking lots, fronting Industrial Avenue and Sunset Boulevard.

## Chapter 1.04 – Conservation and Open Space Zones (OS, F)

### Sections

- 1.04.01 – Purpose of Conservation and Open Space Zones
- 1.04.02 – Conservation and Open Space Zone Land Uses and Permit Requirements
- 1.04.03 – Conservation and Open Space Zone Development Standards

### 1.04.01 – Purpose of Conservation and Open Space Zones

The purpose of the individual conservation and open space zones and the manner in which they are applied are as follows:

- A. OS (Open Space Zone).** The intent of the OS Zone is to preserve open space land as a vital resource to Placer County. This zone will protect valuable resource land, including resource mitigation reserves, from urban development and ensure continued availability for passive recreation, scenic and agricultural uses. The OS Zone has a maximum floor area ratio (FAR) of 0.05. This zone implements the P/MR land use designation.
- B. F-DR (Farm Development Reserve Zone).** The intent of the F-DR Zone is to provide existing farm and agricultural land for future urban development. Typical land uses include crop and orchard production, grazing and pastureland, public utility and safety facilities, and primary single-family dwellings in areas used for agriculture. The F-DR Zone has a maximum residential density of one dwelling unit per 80 acres. This zone implements the UR land use designation.

### 1.04.02 – Conservation and Open Space Land Uses and Permit Requirements

- A. Table 1-7 Conservation and Open Space Zones Uses.** Table 1-7 indicates the uses allowed in each conservation and open space zones and any permits required to establish the use, in compliance with Article 17.58 (Discretionary Use Requirements) and Article 17.60 (Zoning Administration).
- B. Specific Use Regulations.** The last column in the Table 1-7 includes a chapter or section number, where the regulations in the referenced chapter or section shall apply to the use. Provisions in other sections of this Implementing Zoning Regulations may also apply.
- C. Definitions.** See Chapter 1.05 (Land Use Definitions) for new land use definitions and explanations. Land uses not defined in Chapter 1.05, see Article 17.04 of the Placer County Zoning Ordinance.
- D. Zoning Clearance required.** Each land use specified in the following land use table as allowed with a "C" as a use permitted-by-right that involves/contains construction activities (e.g., additions, alterations, construction, reconstruction, or remodeling) shall require the issuance of a Zoning Clearance in compliance with Chapter 17.06.050 (Zoning Clearance).



| <b>Table 1-7</b><br><b>Conservation and Open</b><br><b>Space Zone Allowed Uses</b><br><b>and Permit Requirements</b>       |    | Conservation and Open Space Zone |   |
|--|----|----------------------------------|---|
|  |    | Permit Requirements              |   |
|  |    | A                                | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)  |
|  |    | C                                | Zoning Clearance (Section 17.06.050.B2)                         |
|  |    | ARP                              | Administrative Review Permit (Section 17.06.050.B3)             |
|  |    | MUP                              | Minor Use Permit (Section 17.06.050.B4)                         |
|  |    | CUP                              | Conditional Use Permit (Section 17.06.050.B5)                   |
|  |    | -                                | Not allowed   |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | OS | F                                | Specific Use Regulations  |
| <b>Agricultural, Resource, and Open Space Uses</b>   |    |                                  |   |
| Agricultural Accessory Structures  | -  | C                                | See Section 17.56.020(B)  |
| Accessory Uses and Structures  | -  | C                                | See Section 17.56.020   |
| Agricultural Processing  | -  | MUP                              |   |
| Animal Keeping and Raising   | *  | *                                | See Section 17.56.050   |
| Animal Sales Yards, Feed Lots, and Stockyards  | -  | CUP                              |   |
| Chicken, Turkey, and Hog Ranches   | -  | CUP                              |   |
| Crop Production  | -  | A                                |   |
| Equestrian Facilities  | -  | A                                | See Section 17.56.050   |
| Fisheries and Game Preserves   | A  |                                  |   |
| Grazing  | A  | A                                |   |
| Plant Nurseries, Retail  | -  | MUP                              |   |
| Plant Production Nurseries   |    |                                  | See Section 17.56.165   |
| Water Extraction and Storage, Commercial   | -  | CUP                              |   |
| <b>Commercial Uses</b>   |    |                                  |   |
| Roadside Stands for Agricultural Products  | -  | C                                |   |
| <b>Recreation, Education, and Public Assembly Uses</b>   |    |                                  |   |
| Campgrounds  | -  | -                                | See Section 17.56.080   |
| Parks, Playgrounds, Golf Courses   | -  | -                                |   |
| Rural Recreation   | -  | MUP                              |   |
| Shooting Ranges, commercial  |    | MUP                              |   |
| Temporary Uses Events  | *  | *                                | See Section 17.56.300   |
| <b>Residential Uses</b>  |    |                                  |   |
| Caretakers Quarters and Employee Housing   | -  | C                                | <a href="#">See Section 1.04.03(C)</a><br>See Section 17.56.090 |
| Employee Housing (six or fewer employees)  | -  | C                                | <a href="#">See Section 1.04.03(C)</a><br>See Section 17.56.090 |
| Residential Accessory Uses   | -  | ARP                              | <a href="#">See Section 1.04.03(C)</a><br>See Section 17.56.180 |
| Residential Care Home (six or fewer residents)   | -  | C                                | <a href="#">See Section 1.04.03(C)</a>                          |
| Residential Care Home (seven or more residents)  | -  | MUP                              | <a href="#">See Section 1.04.03(C)</a>                          |
| Secondary Dwellings  | -  | C                                | <a href="#">See Section 1.04.03(C)</a><br>See Section 17.56.200 |
| Single-Family Dwelling   | -  | C                                | <a href="#">See Section 1.04.03(C)</a>                          |
| Temporary Dwelling   | -  | C                                | <a href="#">See Section 1.04.03(C)</a><br>See Section 17.56.280 |
| <b>Service Uses</b>  |    |                                  |   |

| <b>Table 1-7<br/>Conservation and Open<br/>Space Zone Allowed Uses<br/>and Permit Requirements</b>                         |    | Conservation and Open Space Zone<br>Permit Requirements |   |
|--|----|---|---|
|  |    | A<br>C<br>ARP<br>MUP<br>CUP<br>-                        | Allowed Use, Zoning Compliance Required (Section 17.06.050.B1)<br>Zoning Clearance (Section 17.06.050.B2)<br>Administrative Review Permit (Section 17.06.050.B3)<br>Minor Use Permit (Section 17.06.050.B4)<br>Conditional Use Permit (Section 17.06.050.B5)<br>Not allowed |
| Land Use<br>(See Chapter 1.05 for new<br>land use definitions and<br>Article 17.04 for remaining<br>land use definitions). | OS | F   | Specific Use Regulations  |
| Child Day Care Homes,<br>Small   | -  | C   |   |
| Child Day Care Homes,<br>Large   | -  | ARP   |   |
| Kennels and Animal<br>Boarding   | -  | MUP   |   |
| Offices, Temporary   | -  | MUP   | See Section 17.56.300(C)  |
| Public Safety Facilities   | -  | MUP   |   |
| Public Utility Facilities  | -  | MUP   |   |
| Storage, Accessory   | -  | A   | See Section 17.56.250   |
| Storage of Petroleum<br>products for on-site use   | -  | C   |   |
| Transportation and Communications  |    |   |   |
| Pipelines, and Transmission<br>Lines   | A  | A   |   |
| Antennas, Communication<br>Facilities  | *  | *   | See Section 17.56.060   |

\* Permit requirements set by Article 17.56 in the Placer County Zoning Ordinance.

### 1.04.03 – Conservation and Open Space Zone Development Standards

- A. Table 1-8 Conservation and Open Space Zone Development Standards.** The intent of Table 1-8 is to clearly and precisely establish the basic site and structure regulations that apply to all developments in each of the Conservation and Open Space zones. The table also indicates where additional site and structure requirements, including, but not limited to, off-street parking, landscaping, signage, fences and obstructions, and performance standards, apply to all Conservation and Open Space zones.
- B. Development Reserve (-DR) Parcels.** Parcels with the -DR Combining District are to provide for the future development of limited residential, commercial, or industrial uses in areas that are identified by the Placer County General Plan or in the Sunset Area Plan Implementing Zoning Regulations. Development within the -DR Combining District shall be authorized only through the approval of a specific plan. For -DR Combining District permit requirements and development standards see Section 17.52.080 (Development Reserve) of the Placer County Zoning Ordinance.

#### C. Special Purpose (-SP) Parcels.

**1. Intent.** ~~Parcels with the -SP Combining District are provided to identify specific areas where~~ specific new land uses have the potential for ~~compatibility issues in compatibility~~ with surrounding ~~parcels and uses. In the case of the Sunset Area Plan, the compatibility concerns are related to the West Placer Waste Management Authority (WPWMA) facilities and their ongoing operations.~~ Development within the -SP Combining District shall be in accordance with Section 17.52.130 (Special Purpose) of the Placer County Zoning Ordinance.

**2. New Residential Uses.** Any new residential uses in the -SP Combining District shall require the following:

- a. Approval of a specific plan, master plan, or development agreement. If a specific plan is approved, the zoning shall change from “-SP” to “SPL” and the following requirements shall be addressed in the specific plan development standards:
- b. Recordation of landowner acknowledgement of proximity to the landfill and potential nuisances associated with landfill operations (e.g., odor); and
- c. Payment of fair share contribution to support WPWMA Tier I capital improvements. Payments shall be calculated based on the percentage of proposed residential units compared with the total SAP residential unit capacity. Payment shall be made at issuance of Building Permit.

**C.D. Density.** Maximum density standards shall be consistent with the General Plan, Area Plan or applicable Community Specific Plan.

**D.E. Design Review.** In order to protect and enhance the aesthetic character of lands and structures within the Sunset Area, all parcels zoned conservation or open space shall undergo Design Review prior to obtaining a Building Permit in accordance with Section 17.52.070 (Design Review) in the Placer County Zoning Ordinance.

**E.F. Residential Development.** All residential development shall be a subordinate and/or incidental use on the property. Standalone residential uses are not permitted in the commercial and entertainment mixed-use zones.

**F.G. Zoning Map.** The boundaries, designations, and locations of the zones established by this Implementing Zoning Regulations shall be shown upon the map(s) entitled "Zoning Map for Sunset Area Plan" and referred to as the Zoning Map. Any additional maps adopted shall also be a part of this Implementing Zoning Regulations by reference. This Implementing Zoning Regulations, together with the Zoning Map, is hereby adopted in compliance with current State planning, zoning, and development laws.

**Table 1-8  
Conservation and Open Space Zone Development Standards**

| Development Feature<br>(minimum unless otherwise indicated by entitlement conditions of approval)                                       | OS   | F (6)        | Additional Requirements |
|---|--|--------------|-------------------------|
| <b>Parcel Area (minimum):</b> Area required for each NEWLY CREATED parcel.  |  |              |                         |
| Parcel Area (acres) (7)   | 80   | 80           | See Section 17.54.040   |
| <b>Coverage (maximum)</b>   |  |              |                         |
| Coverage (5)  | One percent                                  | Five percent |                         |
| <b>Setbacks (minimum):</b> Property lines are measured in feet, with those lines adjacent to the street measured from back of curb. (2) |  |              |                         |
| Front (1)   | 50   | 50           |                         |
| Side  | 30   | 30           |                         |
| Rear (4)  | 30   | 30           |                         |
| Width   | 200  | 200          |                         |
| Depth   | none   | none         |                         |
| <b>Height (maximum):</b> Height is measured in feet.  |  |              |                         |
| Height (3)  | 25   | 36           |                         |
| <b>Additional Regulations</b>   |  |              |                         |
| Off-Street Parking  | See Sections 17.54.050, .060, .070, and .075 |              |                         |

**Table 1-8  
Conservation and Open Space Zone Development Standards**

| <b>Development Feature</b><br>(minimum unless otherwise indicated by entitlement conditions of approval) | <b>OS</b>                                    | <b>F (6)</b> | <b>Additional Requirements</b>                |
|--|--|--------------|---|
| <b>Signs</b>   | See Sections 17.54.170, .180, .190, and .200 |              | See Placer County Design Guidelines           |
| <b>Landscaping and Fencing</b>   | See Section 17.54.030                        |              | See Placer County Landscape Design Guidelines |

- (1) Up to 50 percent reduction in the required setback may be granted subject to Section 17.60.105(A)(1) (Administrative Approvals-Relief from Standards).
- (2) Additional requirements for setbacks from watercourse and certain roads, setbacks between structures on the same site, and setbacks in other situations are established by Section 17.54.140 (Exceptions to front, side, and rear setbacks) and by Article 17.56 for certain specific land uses.
- (3) Except as otherwise provided by Section 17.54.020 (Height limits and exceptions), or by Article 17.56 for a specific use, or by Section 17.60.105(A)(1) (Administrative Approval-Relief of Standards).
- (4) As required by the California Board of Forestry Fire Safe regulations, Section 1276.01, Title 14, California Code of Regulations.
- (5) The percentage of total site area that shall be covered by buildings or structures.
- (6) The maximum residential density for single-family dwellings in F zone shall be one unit per parcel of the minimum lot area required in Table 2-8, except where additional units are approved pursuant to Sections 17.56.230 (Single-Family Dwellings, density), or 17.56.200 (Secondary Dwellings). Height. Except as otherwise provided by Section 17.54.020 (Height limits and exceptions).
- (7) The minimum parcel size shall be consistent with the underlying General Plan designation of Agriculture/Timberland – 80 acres.

---

## Chapter 1.05 – Definitions

---

### Sections

- 1.05.01 – Existing Land Use Definitions
- 1.05.02 – New Land Use Definitions

### 1.05.01 – Existing Land Use Definitions

**Existing Land Use Definitions.** For land uses not defined in Section 1.05.02 (New Land Use Definitions) below, refer to Article 17.04 (Definitions) in the Placer County Zoning Ordinance.

### 1.05.02 – New Land Use Definitions

**New Land Use Definitions.** The following land use definitions apply specifically to the Sunset Area Plan. Allowable uses, permit requirements, and development standards for each of the uses located in Chapter 1.01 (Commercial and Entertainment Mixed-Use Zones), Chapter 1.02 (Research and Development Zones), Chapter 1.03 (Industrial Zones), and Chapter 1.04 (Conservation and Open Space Zones).

- A. Ambulance Services.** Public or private facilities that includes a motor vehicle that is used for the emergency transportation of persons suffering from illness, injury, or disability to an emergency medical facility.
- B. Commercial Recreation, Indoor.** Facilities for participant sports and similar types of recreation, including indoor sports complexes, bingo parlors, card rooms, billiard and pool halls, dance halls, clubs, ballrooms, bowling alleys, laser tag, indoor waterpark and/or aquatic park, and ice skating and roller rinks. This use may also include ancillary commercial facilities customarily associated with indoor commercial recreation uses, including but not limited to bars and restaurants, fast-food restaurants, and video game arcades.
- C. Commercial Recreation, Outdoor.** Facilities for various outdoor participants sports and types of recreation, including amusement, theme and kiddie parks; drive-in theaters; golf driving ranges independent from golf courses; miniature golf courses (golf courses are included under the definition of Parks and Playgrounds); skateboard parks and water slides; go-cart and miniature auto race tracks; recreation equipment rental (e.g., ATV's and other non-highway motor vehicles, roller skates); tennis courts, swim and tennis clubs. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including but not limited to bars and restaurants, fast-food restaurants, video game arcades, etc.
- D. Cultural Centers and Facilities.** Facilities that provides access to cultural resources, including art, scientific and historical items, performances, or reference materials. Examples include: aquariums, arboretums, public art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums. This may also include limited accessory retail uses (i.e., gift/book shops and restaurants).
- E. Food Halls.** Indoor or outdoor public market that specializes in culinary eateries with a variety of food and/or beverage establishments in one facility. This use may also include commercial and public and quasi-public facilities customarily associated with the above use, including but not limited to plazas, parks, gift and boutique shops, etc.
- F. Hobby Garage and Storage Facilities.** Facilities that provide active work and storage spaces where individuals can work on hobbies, vehicles, and other projects. Examples of active uses and storage include: woodshops, photography studio, mechanic's bay, general mini-storage, and recreational vehicle storage. This may also include, vehicle wash stations, communal recreation spaces that include

meeting and conference spaces, restroom facilities, and indoor and outdoor seating areas (i.e., clubhouse).

- G. Hotel, Resort.** Facilities that include guest rooms or suites rented for overnight or other temporary lodging (less than 30 days). Resorts typically incorporate one or more buildings with guest rooms. Additional resort uses may include conference facilities, restaurants and bars, and boutique and gift shops, swimming pools, spa and massage services, tennis courts, and indoor athletic facilities.
- H. Manufacturing and Assembly, Light.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products within a fully enclosed building that does not create impacts that affect surrounding properties such as noise, odors, and vibrations. Such uses may include but are not limited to:
1. Clothing and apparel products
  2. Furniture and related products
  3. Appliances and electronic equipment
  4. Pharmaceutical production
- I. Manufacturing and Assembly, Intermediate.** Manufacturing, assembly, packaging, processing, treatment, and distribution of products. Processing and storage of products may occur either indoors or outdoors, and shall not create impacts such as noise, odors, and vibrations that could affect surrounding properties. This land use excludes all activities under Recycling Facilities (Section 17.56.170). Uses may include but are not limited to:
1. Glass products
  2. Wood product manufacturing
  3. Paper Products
  4. Renewable energy systems
- J. Manufacturing and Assembly, Heavy.** Manufacturing, assembly, packaging, processing, compounding, and distribution of either high impact products (i.e., cement, asphalt, explosives, volatile chemicals) or onsite activities include high impact processes (i.e., metal fabrication, petroleum manufacturing). Manufacturing and Assembly, Heavy uses may include but are not limited to:
1. Bottling plant;
  2. Metal products and fabrication;
  3. Concrete, Cement, and Asphalt manufacturing;
  4. Lime and gypsum products manufacturing;
  5. Oil and gas production and storage; and
  6. Plastic and rubber production.
- K. Mobile Food Truck Plaza.** Property dedicated to the use of one or more mobile food trucks.
- L. Places of Assembly.** Facilities and appropriately related opportunities for public or private assembly and meetings. Examples of these uses include but are not limited to:
1. Banquet Halls;
  2. Private Clubs;
  3. Non-profit religious organizations (i.e., church, synagogue, mosque);
- M. Recreation and Fitness Centers.** Facilities that provides indoor recreation, exercise classes and courses, and health and lifestyle training for members who belong to the organization. Additional recreation and fitness centers uses may include indoor sauna, spa or hot tub facilities, tennis, handball, racquetball and basketball courts, locker rooms, offices, and classrooms.
- N. Remanufacturing.** Operations that produce consumer products with recycled content that can include, for example, facilities that manufacture cardboard boxes made from recycled paper or facilities that produce picnic tables made of recycle plastic pellets. Remanufacturing operations that produce



consumer products using recycled content are generally treated as and located among other manufacturing operation in the heavy commercial and industrial zones of a community.

- O. Renewable Energy Facilities, Accessory.** A facility, incidental or accessory to a primary use, that produces and/or processes renewable energy from a variety of sources for on-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
1. Small scale solar photovoltaic energy systems
  2. Small scale wind energy systems
  3. Low-temperature geothermal heating systems
- P. Renewable Energy Facilities, Commercial.** A power generating facility that produces and/or processes renewable energy for off-site use. A renewable energy facility does not include the manufacturing and assembly of renewable energy system products (see Manufacturing and Assembly, Intermediate). Uses may include but are not limited to:
1. Solar photovoltaic energy systems
  2. Wind energy systems
  3. Geothermal heating systems
  4. Bioenergy
- Q. Research and Development Facilities.** Facilities that include scientific research for the design, development, engineering, and testing of high technology electronic, industrial, or scientific products in advance of full-scale manufacturing of final products. The only manufacturing uses permitted in this land use classification are the creation of prototype products, plans, or designs for the primary purpose of research, development, or evaluation, rather than sale.
- R. Vehicle Rental Facility.** Facilities that rent automobiles, motorcycles, recreational vehicles, trucks, and similar vehicles, and may include on-site storage. These facilities may include incidental maintenance, that does not require pneumatic lifts, only when conducted within a fully enclosed structure. Vehicle Rental Facility excludes accessory day rental services such as Zipcar.
- S. Wineries, Distilleries, Micro-Breweries, and Breweries.**
1. **Wineries.** Use existing County definition for “Winery”
  2. **Distilleries.** Any establishment where distilled spirits are manufactured. A distillery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
  3. **Micro-Breweries.** An establishment where no more than 15,000 barrels of ales, beers, hard ciders and/or similar beverages are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A micro-brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
  4. **Breweries.** An establishment where more than 15,000 barrels of ales, beers, hard ciders and/or similar are manufactured on the premises. Breweries are classified as any use that manufactures barrels of malt beverages. A brewery may include entertainment spaces and a tasting or tap room as part of the principal use if the floor area used for the tap room is incidental to the total floor area of the facility.
- T. Work-Live Facilities.** Integrated workspaces with dwelling units, occupied and used by a single household, designed or structurally modified to accommodate both residential occupancy and light work activity and that includes: a complete kitchen space and sanitary facilities in compliance with the Building Code and the working space shall only be reserved for and regularly used by one or more occupants of the unit.

# Article 2 – General Development Regulations

## Implementing Zoning Regulations ~~Public Review Draft~~

### Table of Contents

|  |            |
|--|------------|
| <b>Chapter 2.01 – Parking Regulations</b>                    | <b>2-1</b> |
| 2.01.01 – Purpose  | 2-1        |
| 2.01.02 – Applicability                                      | 2-1        |
| 2.01.03 – Parking Space Requirements by Land Use             | 2-1        |
| 2.01.04 – Parking for Electric and Alternative Fuel Vehicles | 2-3        |
| 2.01.05 – Bicycle Parking Requirements                       | 2-3        |
| <b>Chapter 2.02 – Sign Regulations</b>                       | <b>2-5</b> |
| 2.02.01 – Purpose  | 2-5        |
| 2.02.02 – Effect of Chapter                                  | 2-5        |
| 2.02.03 – Sign Permit Requirements                           | 2-6        |
| 2.02.04 – Master Sign Program – When Required                | 2-6        |
| 2.02.05 – Master Sign Program                                | 2-6        |
| 2.02.06 – Standards for Signs Requiring a Sign Permit        | 2-7        |
| 2.02.07 – Standards for Specific Sign Types                  | 2-8        |
| 2.02.08 – Electronic Digital Display Message Sign            | 2-26       |
| 2.02.09 – Sign Construction and Maintenance                  | 2-27       |

## Tables

|  |     |
|--|-----|
| Table 2-1 Parking Space Requirements .....                                       | 2-2 |
| Table 2-2 Electric and Alternative Fuel Vehicle Parking Space Requirements ..... | 2-3 |

## Figures

|  |      |
|--|------|
| Figure 2-1 Sign Area Measurement .....           | 2-8  |
| Figure 2-2 Awning Sign .....                     | 2-8  |
| Figure 2-3 Canopy Sign .....                     | 2-10 |
| Figure 2-4 Directional Sign .....                | 2-11 |
| Figure 2-5 Directory Sign .....                  | 2-12 |
| Figure 2-6 Freestanding Monument Sign .....      | 2-13 |
| Figure 2-7 Freeway Oriented Sign .....           | 2-15 |
| Figure 2-8 Painted Sign .....                    | 2-16 |
| Figure 2-9 Wall Sign .....                       | 2-17 |
| Figure 2-10 Channel Letter Wall Sign .....       | 2-18 |
| Figure 2-11 Wall Sign Halo Illumination .....    | 2-18 |
| Figure 2-12 Luminous Tube Signs .....            | 2-19 |
| Figure 2-13 Projecting Sign .....                | 2-20 |
| Figure 2-14 Menu Board Sign .....                | 2-21 |
| Figure 2-15 Drive-thru Menu Board Sign .....     | 2-22 |
| Figure 2-16 Service Station Gas Price Sign ..... | 2-23 |
| Figure 2-17 Window Signs .....                   | 2-25 |

---

## Chapter 2.01 – Parking Regulations

---

### Sections

- 2.01.01 – Purpose
- 2.01.02 – Applicability
- 2.01.03 – Parking Space Requirements by Land Use
- 2.01.04 – Parking for Electric and Alternative Fuel Vehicles
- 2.01.05 – Bicycle Parking Requirements

#### 2.01.01 – Purpose

The purpose of this Chapter is to promote land use compatibility and traffic safety by providing sufficient off-street parking and maneuvering areas within the Sunset Area.

#### 2.01.02 – Applicability

- A. Applicability.** Every allowable use or addition to any use shall, prior to building occupancy, provide off-street parking and traffic movement areas for the entire site shall comply with the standards in this Chapter.
- B. Type, Number, and Location of Parking Spaces Required.** All parking space types, number, and location shall comply with the requirements set forth in Section 3.01.03 of the Sunset Area Implementing Zoning Regulations and Section 17.54.050 (Off-Street Parking Standards) and Section 17.54.060 (Parking Space Requirements by Land Use) in the Placer County Zoning Ordinance.
- C. Design and Improvement of Parking.** Required parking spaces and areas shall be designed as set forth in Section 17.54.070 (Design and Improvement of Parking) of the Placer County Zoning Ordinance, the Placer County Design Guidelines Manual, and, where applicable, the West Placer Storm Water Quality Design Manual.
- D. Off-site Parking.** All required parking shall be located on the same parcel or development site as the uses served, except for parking located off-site in compliance with Section 17.54.075 (Off-site Parking) in the Placer County Zoning Ordinance.
- E. County Parking Provisions.** All other parking provisions not listed in Chapter 3.01 (Parking Regulations) are regulated by Section 17.54.050 (Off-street parking standards), Section 17.54.060 (Parking Space Requirements by Land Use), Section 17.54.070 (Design and Improvement of Parking), and Section 17.54.075 (Off-site Parking) of the Placer County Zoning Ordinance.

#### 2.01.03 – Parking Space Requirements by Land Use

- A. Parking Space Requirements.** Table 2-1, Parking Space Requirements by Land Use Type, establishes the spaces and facilities required for off-street parking for specific land uses. These standards shall apply at the time a new structure is erected, when an existing structure is altered or enlarged, when a new land use is established, and/or when a use is intensified by the addition of floor space or seating capacity, unless otherwise specified in this Chapter.
- B. Uses not listed.** The number of parking spaces required for land uses not listed in Table 2-1 or in Article 17.54, Section 17.54.060 (Parking Space Requirements by Land Use) subsection B and that do not have parking requirements set by Article 17.56 (Specific Use Requirements), shall be the same as

is required for the use determined by the Director to be most similar; except that the Planning Commission or Zoning Administrator shall determine the number of spaces required for uses requiring the approval of a Conditional Use Permit, Minor Use Permit, or Administrative Review Permit (Chapter 17.06.050(B)(3)).

**Table 2-1  
Parking Space Requirements**

| <b>Recreation, Education, and Public Assembly Land Uses</b> |  |
|---|--|
| Indoor Commercial Recreation                                | 1 space per 300 sq. ft. of floor area, otherwise determined by MUP or CUP.   |
| Recreation and Fitness Centers                              | 1 space per two exercise machines, 1 space per game court, and 1 space per 50 sq. ft. of open space exercise area.   |
| Shooting Ranges, Commercial                                 | 1 space per shooting station and 1 space per full time employee.   |
| <b>Industrial Land Uses</b>                                 |  |
| (1) Manufacturing and Assembly, Light                       | 1 space per 500 sq. ft. of floor area.   |
| (1) Manufacturing and Assembly, Intermediate                | 1 space per 1,000 sq. ft. of floor area.   |
| (1) Manufacturing and Assembly, Heavy                       | 1 space per 1,500 sq. ft. of floor area.   |
| Renewable Energy Facility                                   | 1 space per full time employee.  |
| <b>Residential Land Uses</b>                                |  |
| Single-Room Occupancy (SRO)                                 | 1 space per unit, 1 space for an on-site manager, and 1 space for each additional employee.  |
| <a href="#">Multi-family Residential</a>                    | <a href="#">See Section 2.01.04(E)</a>   |
| <b>Retail Land Uses</b>                                     |  |
| Cultural Centers and Facilities                             | See Section 17.56.340 of the Placer County Zoning Ordinance.   |
| (1) Tasting Rooms (wineries, breweries, and distilleries)   | 1 space per 300 sq. ft. of office.   |
| Wineries, Breweries, and Distilleries                       | See Section 17.56.330 of the Placer County Zoning Ordinance.   |
| <b>Service Land Uses</b>                                    |  |
| Emergency Shelters  | 1 space for an on-site manager and 1 space for each additional employee.   |
| Vehicle, Rental Facilities                                  | 1 space per 300 sq. ft. of office and 1 space for each shift employee.   |
| <b>Transient Lodging Land Uses</b>                          |  |
| Hotel, Resort   | 1 space per guestroom, 1 space per 300 sq. ft. of office, 1 space per 200 sq. ft. of conference center facilities, and 50% of the parking required by this Section 17.54.060 of the Placer County Zoning Ordinance for other uses associated with this business. |

(1) Parking ratio is subject to change based on intensity of use upon determination by the Director.

(2) Tasting rooms shall provide a minimum of five parking spaces.

### 2.01.04 – Parking for Electric and Alternative Fuel Vehicles

- A. Electric and Alternative Fuel Vehicle Parking shall be provided in compliance with the requirements in Table 2-2 (Electric and Alternative Fuel Vehicle Parking Space Requirements) and with the standards specified in the California Building Code.
- B. Preferential parking for alternative fuel vehicles is encouraged. Preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with parking provided to meet the Americans with Disability Act requirements or preferential parking provided for carpool/vanpools.
- C. For sites already containing parking spaces for vehicle recharging stations, those spaces may be dually designated as vehicle recharging stations only and as preferential parking for electric vehicles.
- D. Electric and alternative fuel vehicle parking areas shall be illuminated by exterior lighting for security reasons, so that users can easily operate the charging stations. Exterior lighting shall be focused downward and shielded to reduce glare on adjoining properties.
- E. Multi-family residential buildings shall design at least 10 percent of parking spaces to include EVSE, or a minimum of two spaces to be installed with EVSE for buildings with 2-10 parking spaces. EVSE includes EV charging equipment for each required space connected to a 208/240-volt, 40-amp panel with conduit, wiring, receptacle, and overprotection devices.
- E.F. All parking spaces for “low-emitting”, “fuel efficient”, and “carpool/vanpool” vehicles shall be clearly marked on the pavement as required by the California Building Code. Electric Vehicles (EV) recharging stations installed to charge electric vehicles parked within a property designated on-site space shall not block or impede pedestrian access or passage of a sidewalk.
- F.G. Additional questions concerning mandatory standards that have not been addressed in this Chapter for Electric Vehicle (EV) charging infrastructure for parking spaces in multi-family and non-residential developments should be referred to the Placer County Building Official.

**Table 2-2**  
**Electric and Alternative Fuel Vehicle Parking Space Requirements**

| Number of Off-Street Vehicle Spaces Provided | Minimum Number of Electric and Alternative Fuel Vehicle Parking Spaces Required |
|--|---|
| 1-10   | None Required.  |
| 10-25  | 1   |
| 26-50  | 3   |
| 51-75  | 6   |
| 76-100                                       | 8   |
| 101-150                                      | 11  |
| 151-200                                      | 16  |
| Over 200                                     | At least eight percent of the total number of vehicle spaces.                   |

### 2.01.05 – Bicycle Parking Requirements

- A. **Applicability.** Short-term and/or long-term bicycle parking shall be provided for any new use, major alteration, or enlargement of a commercial structure or multi-family dwelling. Bicycle parking areas and racks shall not block pedestrian traffic on sidewalks.
- B. **Short-Term Bicycle Parking.** Each newly permitted, rehabilitated, or remodeled business establishment for shoppers and employees who generally stay for a short time shall comply with the following provisions:



1. Provide permanently anchored bicycle racks within 200 feet of the entrance to the structure readily visible to passers-by.
  2. The number of required bicycle racks shall be one bicycle space for every 20 vehicle parking spaces, with a minimum of one two-bike capacity rack provided for any new project or an addition or alteration.
- C. Long-Term Bicycle Parking.** For new structures, additions, or alterations that add 10 percent or more tenants vehicular parking spaces, secure bicycle parking shall be provided for five percent of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable bicycle parking facilities shall be convenient from the street and shall meet the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
  2. Lockable, bicycle rooms with permanently anchored racks; or
  3. Lockable, permanently anchored bicycle lockers.

---

## Chapter 2.02 – Sign Regulations

---

### Sections

- 2.02.01 – Purpose
- 2.02.02 – Effect of Chapter
- 2.02.03 – Sign Permit Requirements
- 2.02.04 – Master Sign Program – When Required
- 2.02.05 – Master Sign Program
- 2.02.06 – Standards for Signs Requiring a Sign Permit
- 2.02.07 – Standards for Specific Sign Types
- 2.02.08 – Electronic Digital Display Message Sign
- 2.02.09 – Sign Construction and Maintenance

### 2.02.01 – Purpose

The purpose of this Chapter is to promote the health, safety, and welfare of County residents and further to:

- A. Promote traffic safety and reduce visual obstructions and distractions.
- B. Protect highways and travel corridors from visual clutter.
- C. Enhance the appearance of the Sunset Area by regulating the design, character, type, location, materials, color, and illumination of signs.
- D. Protect property values in residential, commercial, mixed-use, and industrial areas.
- E. Promote sign compatibility with surrounding structures and land uses in terms of height and bulk without dominating or obstructing architectural features.

### 2.02.02 – Effect of Chapter

- A. **Applicability.** Any sign in the Sunset Area posted, erected, re-erected, constructed, enlarged, altered, repaired, moved, improved, converted, or equipped shall comply with the provisions of this Chapter.
- B. **Sign Message Neutrality.** It is the County's policy and intent to regulate all signs in a viewpoint-neutral and content-neutral manner. The message of the sign shall not be reviewed, except to determine the type category of the sign.
- C. **Substitution of Messages.** Signs authorized by this Chapter are permitted to display noncommercial messages in lieu of any other commercial or noncommercial messages. This provision prevails over any more specific provision to the contrary within this Chapter. The purpose of this provision is to prevent an inadvertent favoring of commercial speech over noncommercial speech or favoring of any noncommercial message over any other noncommercial message.
- D. **Nonconforming Signs.** Standards and provisions pertaining to nonconforming signs are determined by Section 17.54.200 (Nonconforming Signs) of the Placer County Zoning Ordinance.
- E. **On-Premise Signs.** Signs located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.180 (On-premise Signs) of the Placer County Zoning Ordinance, except as otherwise provided by Chapter 2.02 (Sign Regulations) in

the Sunset Area Implementing Zoning Regulations. All signs are subject to the sign permit requirements and other applicable provisions of in Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

- F. Off-Premise Signs.** Signs not located on the same site as the business, activity, service or persons they advertise shall be subject to the requirements set forth in Section 17.54.190 (Off-premise Signs), except as otherwise provided by Chapter 2.02 (Sign Regulations) in the Sunset Area Implementing Zoning Regulations. Standards and provisions pertaining to off-premise signs are determined by Section 17.54.170 (Signs) of the Placer County Zoning Ordinance.

### 2.02.03 – Sign Permit Requirements

A sign permit shall be required for all on-premises signs per Section 2.02.06 (Standards for Signs Requiring a Sign Permit); and for all off-premises signs (except for real estate/subdivision advertising signs) (per Section 17.54.190 of the Placer County Zoning Ordinance). A Building Permit shall also be obtained for a sign if required by Chapter 15 in the Placer County Code (Building and Development).

### 2.02.04 – Master Sign Program – When Required

A Master Sign Program is required for all new commercial, industrial, and mixed-use development with five or more tenants and voluntary for all new commercial, industrial, and mixed-use development with less than four tenants. If a Master Sign Program is required for a project, then no sign permit shall be approved for any sign until a Master Sign Program has been approved by the Planning Director or Planning Commission per the requirements of this Chapter.

### 2.02.05 – Master Sign Program

A Master Sign Program application shall take the form of a Sign Permit Application and filing fee and shall be submitted to the Planning Services Division in compliance with all of the provisions of this Section.

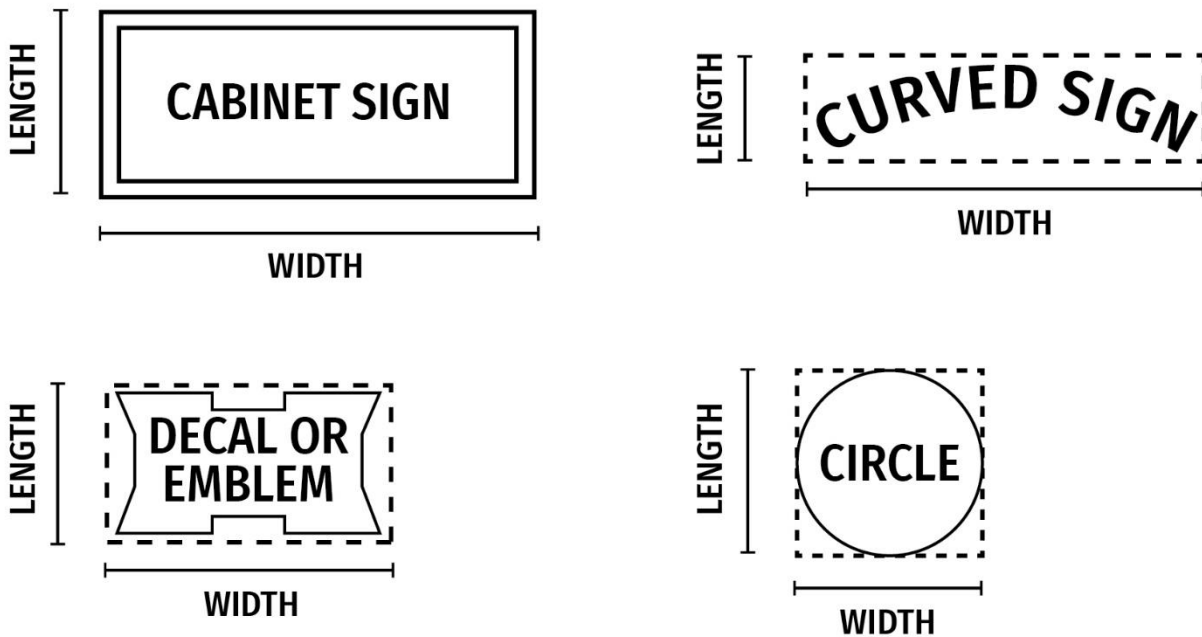
- A. Application Contents.** For any parcel on which one or more signs are proposed that require a Sign Permit, the applicant shall submit a Master Sign Program containing all the following:
1. An accurate scaled plot plan of the subject property;
  2. Location of structures, parking lots, driveways, curb cuts, and landscaped areas on the subject parcel, names of adjacent streets, and other applicable uses;
  3. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the parcel included in the proposed plan under this Section;
  4. Drawing(s) depicting the lettering or graphic style, lighting associated with, materials, and sign proportions (scaled) of each proposed sign; and
  5. An accurate indication on the plot plan of each present and proposed future sign of any type, as well as scaled elevations depicting the size, height, and location of each present and proposed future sign.
- B. Limit on the number of freestanding signs.** The Master Sign Program shall limit the number of freestanding signs to a total of one for each street on which the parcels included in the plan have frontage and shall provide for shared or common usage of the freestanding signs.
- C. Other provisions of Master Sign Program.** The Master Sign Program may contain other restrictions as the applicant may reasonably determine or that the Planning Director may reasonably require.
- D. Consent.** The Master Sign Program application shall be signed by all owners of the property subject to the program, or their authorized agents, in a form the Planning Director shall require.

- E. Procedures.** A Master Sign Program shall be included in any development plan, or other official plan required by the County for the proposed development or Conditional Use Permit, and can be processed simultaneously with other plans or permit applications.
- F. Amendment.** A Master Sign Program may be amended by filing a new Sign Permit that conforms to all requirements in effect at the time.
- G. Nonconforming existing signs.** If a new or amended Master Sign Program is filed for a parcel(s) on which existing signs are located, then those existing non-conforming signs shall come into compliance when any modification or replacement of the existing non-conforming sign is applied for.
- H. Binding effect.** After approval of a Master Sign Program, no sign shall be erected, placed, painted, or maintained, except in conformance with the plan, and the plan may be enforced the same way as any provision of this Chapter. In the event of a conflict between the provisions of the plan and any other provision of this Chapter, the provisions of this Chapter shall control.
- I. Time for Review.**
- 1. Planning Director approval.** For signs subject to review by the Planning Director or his/her designee, the Planning Director shall review the application within the timeframes of the Permit Streamlining Act (PSA). The Director may impose only those conditions that will ensure compliance with the provisions of this Chapter. See Section 17.58.050 (Initial Review of Applications) of the Placer County Zoning Ordinance for additional approval information.
  - 2. Other discretionary approval.** For any sign approval application submitted in conjunction with another discretionary application, the time period for action for the Master Sign Program application shall be the same as that associated with the other discretionary application.
- J. Appeals.** A decision by the Planning Director may be appealed in compliance with the applicable provisions of Section 17.60.110 (Appeals) of the Placer County Zoning Ordinance.

### 2.02.06 – Standards for Signs Requiring a Sign Permit

- A. Allowable Freestanding Sign Square Footage.** Maximum aggregate allowed sign area is one square foot of sign area for every two feet of continuous linear street frontage of the site, with a maximum of 100 square feet for each permitted freestanding sign.
- B. Allowable Wall Sign Square Footage.** Maximum aggregate allowed sign area for all wall signs shall not exceed one square foot for each linear foot of the width of the building frontage on which the sign is installed, up to a maximum area of 100 square feet, except that an additional 0.5 square feet of sign area may be permitted for each linear foot of building frontage over 100 feet. In buildings with multiple tenants (store front), each tenant space shall be considered a building frontage.
- C. Secondary Frontages.** Secondary frontage wall signs are permitted with the approval of an Administrative Approval Permit (See Chapter 17.60.105: Administrative Approvals-Relief from Standards). Secondary frontage signs are only permitted for properties facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by 25 percent, compared to the primary frontage sign.
- D. Freestanding Sign Height.** Freestanding signs shall not exceed 25 feet or the height of the tallest building on the site (35-foot maximum in Entertainment Mixed-Use Attraction and Shopping Districts), whichever is lower, except where this section sets a different height limit for a special-purpose sign, and except where the Placer County Design Guidelines manual or any applicable community plan establishes a reduced height limit. For signs exceeding the maximum height limits, an Administrative Approval is required (See Chapter 17.60.105: Administrative Approvals-Relief from Standards).
- E. Sign Measurement.** The area of a sign shall be measured as the area in square feet of the smallest rectangle within a single sign can be enclosed, or the two smallest rectangles where the sign copy is on two lines or is comprised of a logo and letters (See Figure 2-1: Sign Area Measurement).

**Figure 2-1  
Sign Area Measurement**

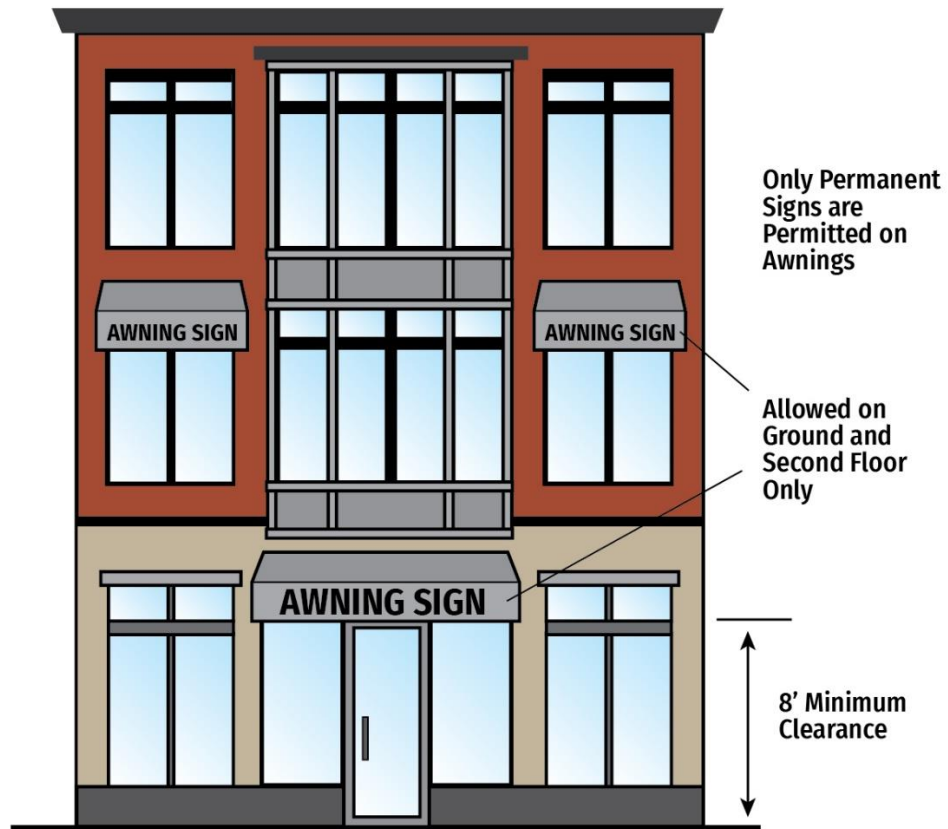


### 2.02.07 – Standards for Specific Sign Types

#### A. Awning and Canopy Signs. See Figure 2-2 Awning Sign and Figure 2-3 Canopy Sign.

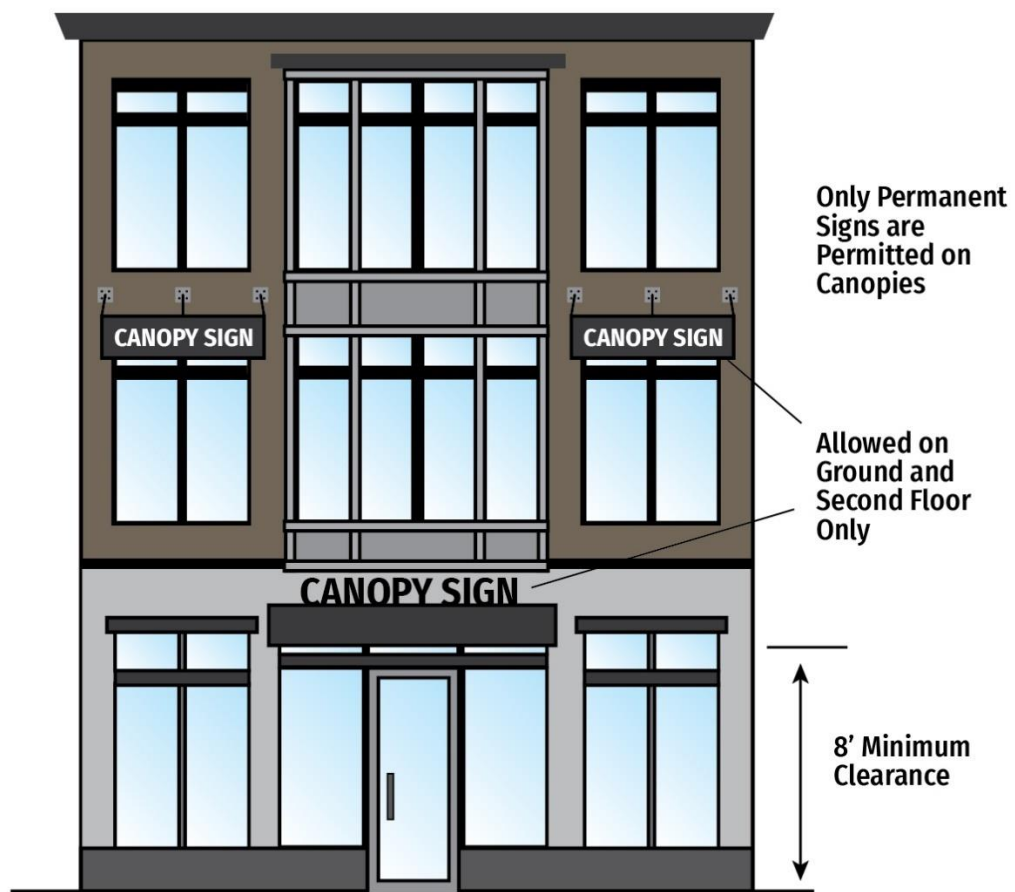
1. Lettering, logos, symbols, and graphics are allowed on up to 50 percent of the area of a shed (slope) and valance portions of the awning. Signs shall be applied flat against the awning surface. In the case of a barrel-shaped (curved) awning, signs shall not cover more than 60 percent of the bottom 12 inches of the awning.
2. Only permanent signs that are an integral part of the awning are allowed. Temporary signs shall not be placed on awnings.
3. Awning signs are allowed for first and second story commercial occupancies only.
4. Awnings shall conform to the size and shape of the window or door they are located above. Overly large awnings and awnings with unusual shapes designed for providing additional sign area are not allowed. The uppermost part of an awning shall not be located more than four feet above a window or door.
5. A minimum of eight feet of clearance shall be provided between the lowest part of an awning and the grade below.
6. External illumination with a hooded floodlight is permitted.
7. Awnings shall not be lighted from under the awning (back-lit awning) so that the awning appears internally illuminated.

**Figure 2-2  
Awning Sign**





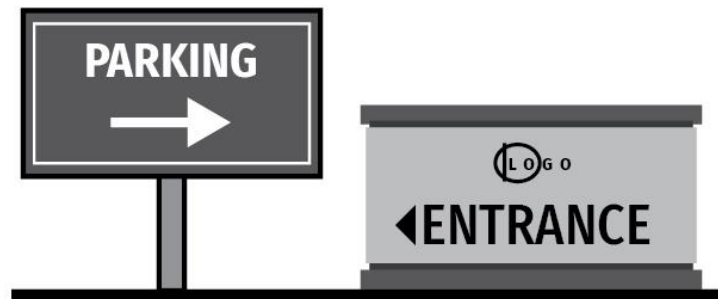
**Figure 2-3  
Canopy Sign**



**B. Directional and Directory Signs.****1. Directional Signs.** See Figure 2-4: Directional Sign.

- a. Directional signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directional sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels under one acre are allowed to have a maximum of four directional signs. Parcels over one acre are allowed up to eight directional signs.
- c. If the directional sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- d. Each directional sign shall not exceed six square feet of sign area.
- e. Illumination is prohibited.

**Figure 2-4  
Directional Sign**

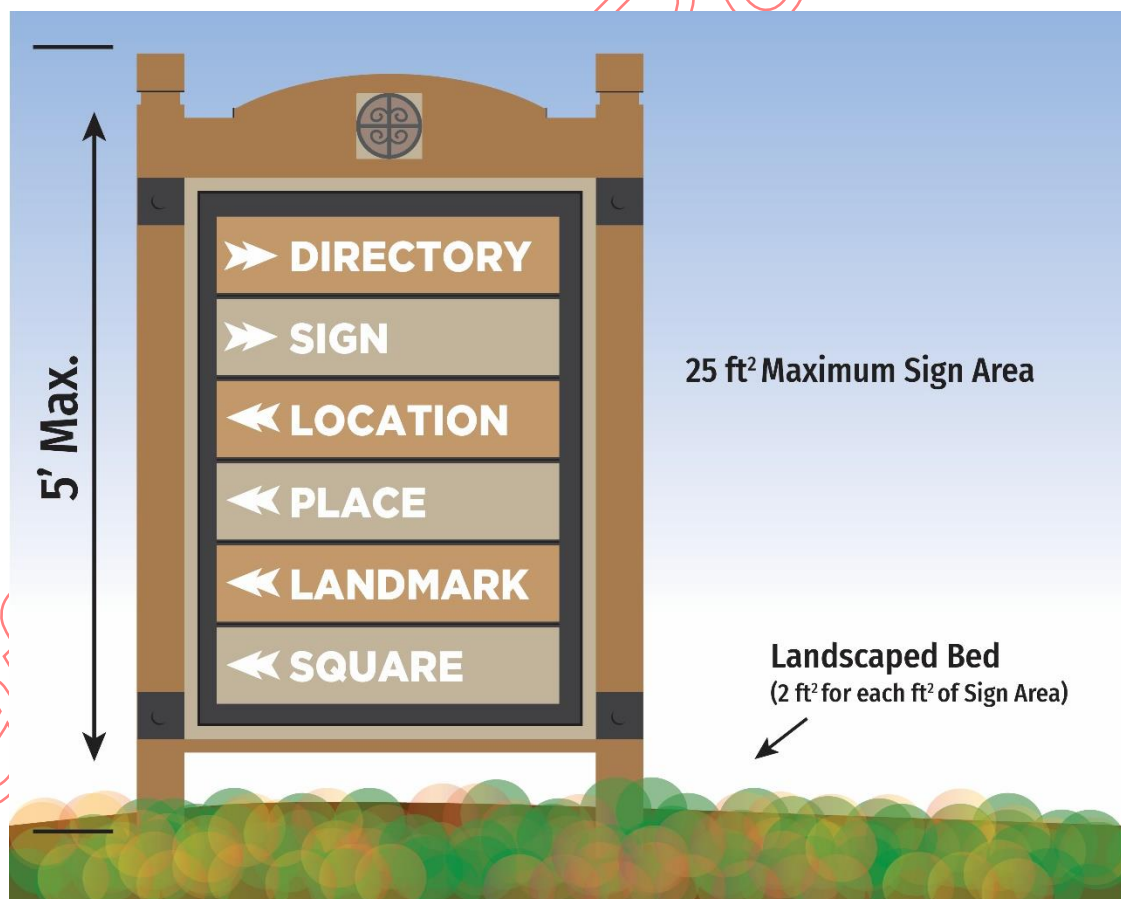


**6 ft<sup>2</sup> Maximum Sign Area**

**2. Directory Signs.** See Figure 2-5: Directory Sign.

- a. Directory signs shall not be counted toward the allowable square footage for freestanding and wall signs, except if the directory sign uses a business logo, then that portion of the sign containing the logo will be counted toward the overall allowable sign area.
- b. Parcels are allowed to have a maximum of two directory signs.
- c. Directory signs shall not exceed 25 square feet of sign area.
- d. Directory signs shall not exceed five feet in height.
- e. If the directory sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- f. Directory signs shall be placed in a landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.
- g. External and internal illumination is permitted. External illumination by downward lighting is prohibited.

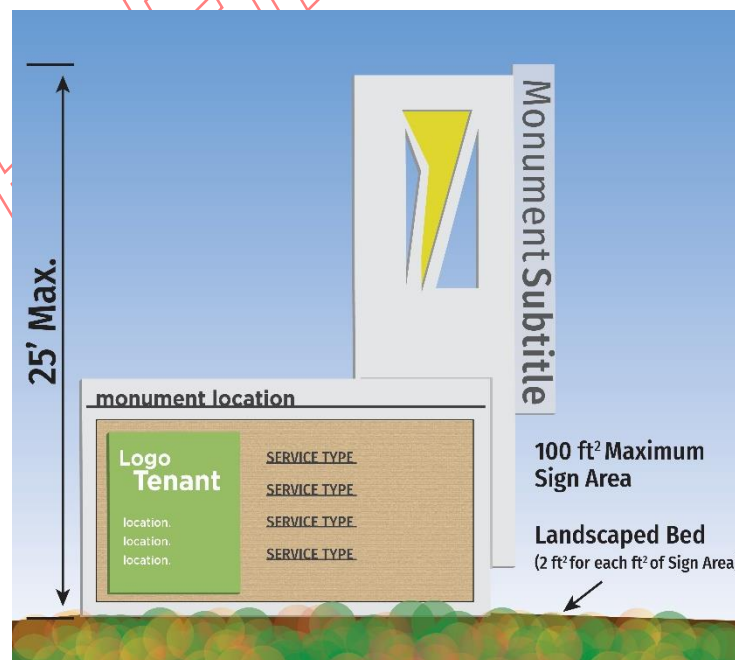
**Figure 2-5  
Directory Sign**



**C. Freestanding Monument Signs.** See Figure 2-6: Freestanding Monument Sign.

1. The maximum freestanding monument sign area shall be in compliance with Section 3.02.06(A).
2. One freestanding monument sign is allowed for parcels with less than 600 linear feet of continuous street frontage; two per site for parcels with 600 linear feet or more of continuous street frontage and with at least two vehicle entrances to the site. Corner lots with less than two acres may have one freestanding monument sign per street frontage where the sign is not more than one-half of the maximum allowed by Section 2.02.06(A).
3. Freestanding monument signs shall not exceed the height specified in Section 2.02.06(D).
4. The maximum height of the freestanding monument sign if located within a setback area, shall not exceed a maximum height of eight feet.
5. If the freestanding monument sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Freestanding monument signs shall not be placed within 200 feet of another freestanding monument sign.
8. External illumination with a hooded floodlight is permitted.
9. Internal illumination using backlit lighting or halo lighting is permitted. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
10. Freestanding monument signs shall be located in landscaped areas and shall have two square feet of landscaping for every square foot of sign area at the base of the sign.

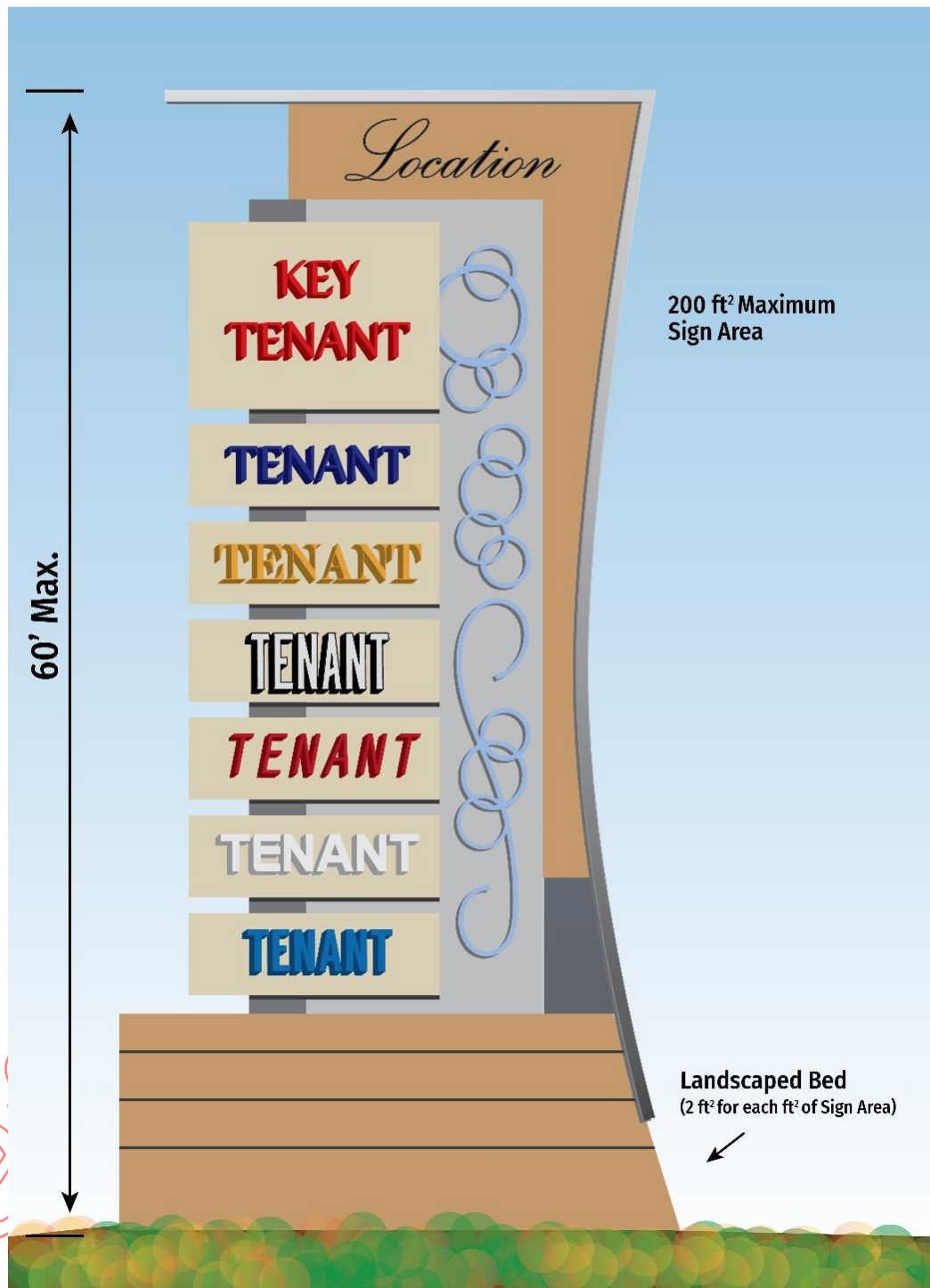
**Figure 2-6**  
**Freestanding Monument Sign**



**D. Freeway-Oriented Signs.** See Figure 2-7: Freeway-Oriented Sign.

1. Freeway-oriented signs shall only be permitted as part of an approved Master Sign Program, intended to advertise a multi-tenant development.
2. Freeway-oriented sign area is allocated based on the allowable sign area for each individual tenant in the development.
3. Freeway-oriented signs shall be located on the same parcel on which the structure or use is being advertised.
4. Freeway-oriented signs shall not exceed 60 feet in height.
5. Freeway-oriented signs shall be located on parcels no more than 300 feet from a freeway.
6. Freeway oriented signs shall not be placed within 750 feet of another freeway-oriented sign.
7. Freeway-oriented signs shall be mounted on two steel pylons, and the sign area shall not exceed 200 square feet.
8. Freeway-oriented signs are allowed subject to the approval of a Minor Use Permit.
9. External illumination of freeway-oriented signs is prohibited.
10. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.

**Figure 2-7**  
**Freeway Oriented Sign**





**E. Painted Signs.** See Figure 2-8: Painted Sign.

1. One painted sign is allowed for each tenant space or principal use on the main structure. Painted signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Painted signs are considered wall signs and shall comply with the maximum allowable sign area in Section 2.02.06(B).
3. Painted signs shall be centered on the structure unless otherwise determined by the Planning Director due to existing architectural features of the structure.
4. To ensure the readability, the minimum letter size allowed shall be six inches.
5. External illumination of painted signs with a hooded floodlight is permitted.

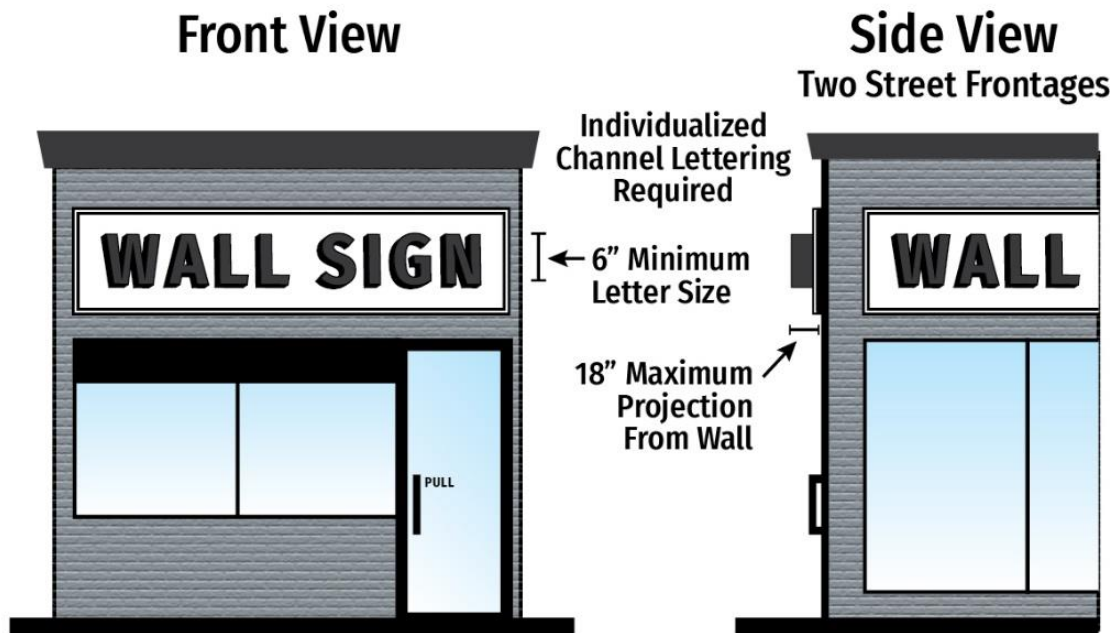
**Figure 3-8  
Painted Sign**



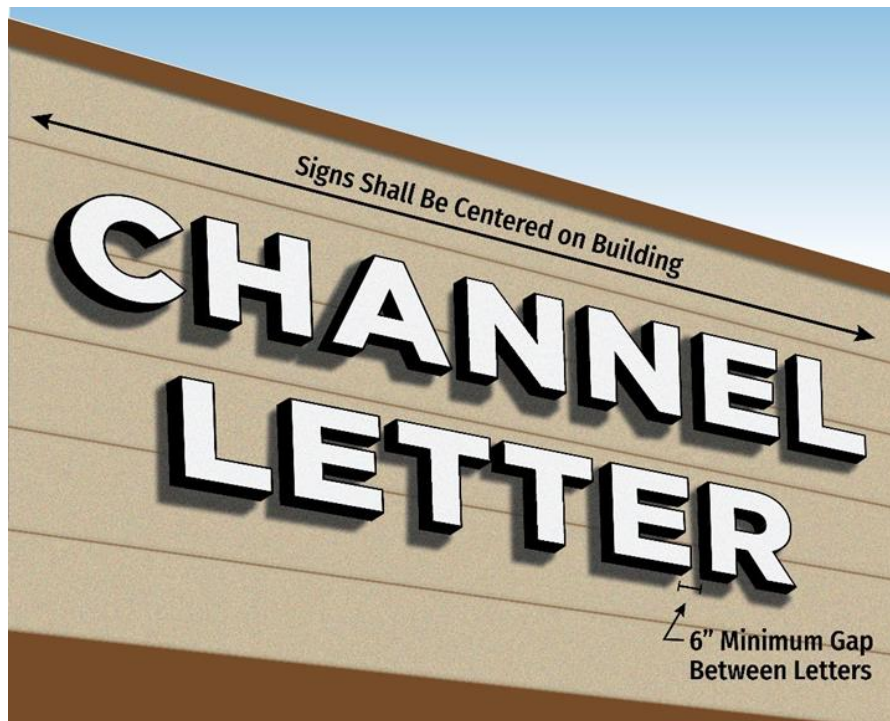
**F. Wall Signs.** See Figure 2-9: Wall Sign.

1. One wall sign is allowed for each tenant space or principal use on the main structure. Wall signs are permitted with the approval of an Administrative Review Permit on secondary frontages facing Athens Avenue, Foothills Boulevard, Placer Parkway, Industrial Avenue, or Highway 65. Approved secondary frontage signs shall reduce the sign area by have a 25 percent compared to the primary frontage sign.
2. Allowable sign area is determined by Section 2.02.06(B).
3. Wall signs shall be attached flat against the structure and parallel to the face of the wall.
4. Wall signs shall be centered on the building unless otherwise determined by the Director due to existing architectural features of the structure.
5. Wall signs shall be designed using individualized channel lettering. Cabinet signs are prohibited (See Figure 2-10: Channel Letter Wall Sign).
6. To ensure the readability, the minimum letter size allowed shall be six inches. Sign copy shall not be located closer than one half-letter height to the sign edge or other line of copy.
7. Wall signs shall not project more than 18 inches from the wall and shall not project above the roof line or extend over a public sidewalk or right-of-way.
8. Internal, external (downward lighting), and “halo” (See Figure 2-11: Wall Sign Halo Illumination) style illumination is permitted.

**Figure 2-9**  
**Wall Sign**



**Figure 2-10**  
**Channel Letter Wall Sign**



**Figure 2-11**  
**Wall Sign Halo Illumination**



**G. Luminous Tube Signs (neon).** See Figure 2-12: Luminous Tube Signs.

1. Tubing shall not exceed one-half inch in diameter.
2. Luminous tube lighting adjacent to residential uses shall not exceed one-half foot-candle measured at the property line where the sign is located.
3. No electric or luminous signs containing red or green colors shall be erected within 150 feet of an intersection containing traffic signals.
4. Luminous tubes shall not be combined with any reflective materials (e.g., mirrors, polished metal, highly glazed tiles, or other similar materials).
5. Luminous tube lighting shall not be used to surround a window, door, building, or canopy.

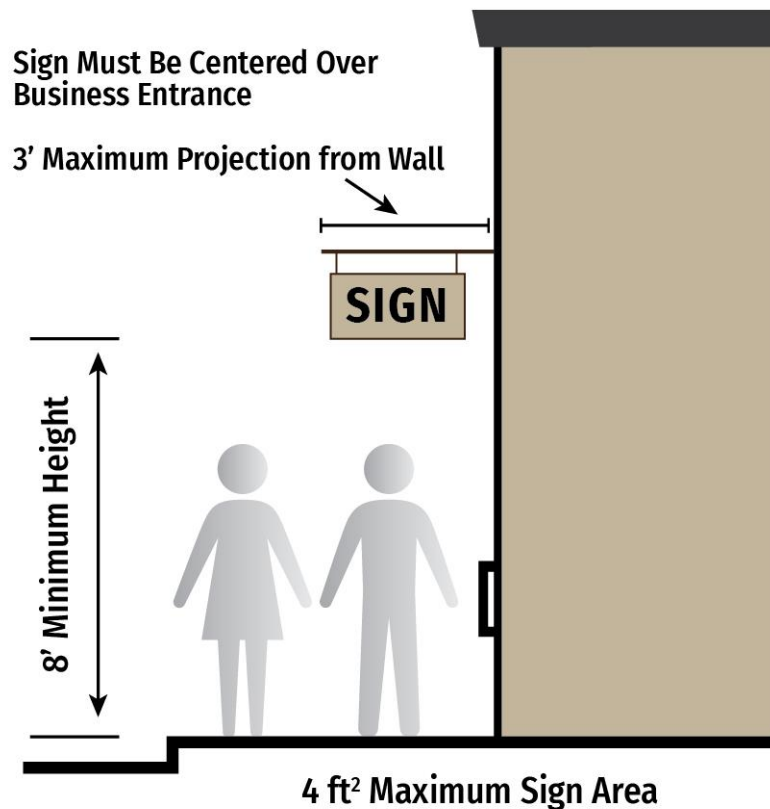
**Figure 2-12  
Luminous Tube Signs**



**H. Projecting Signs.** See Figure 2-13: Projecting Signs.

1. Projecting signs shall not be counted toward the allowable sign square footage
2. A projecting sign shall not exceed the height of the structure to which it is attached.
3. No more than one projecting sign is permitted per business.
4. Projecting signs shall not project more than three feet from the supporting wall.
5. Projecting signs shall not exceed four square feet in area.
6. Projecting signs shall be centered above the front entrance to the business, unless otherwise determined by the Planning Director due to existing architectural features of the structure.
7. Projecting signs shall be no less than eight feet from grade or any underlying walkway or thoroughfare.
8. Projecting signs shall not be internally illuminated but may be floodlighted.

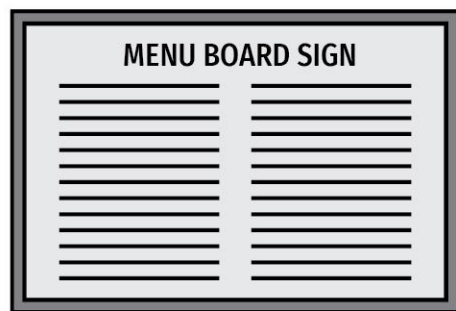
**Figure 2-13  
Projecting Sign**



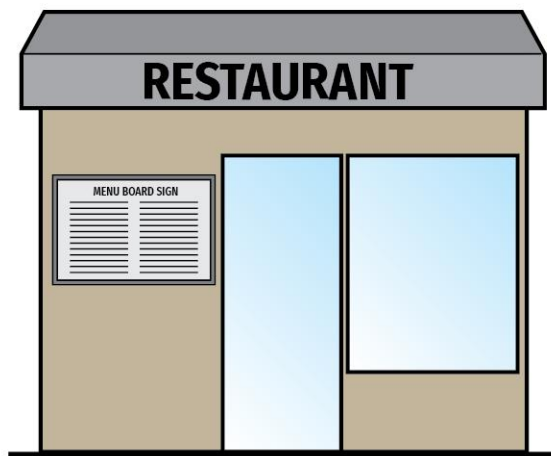
**I. Price and Menu Boards.****1. Menu Board (excluding drive-thru menu boards).** See Figure 2-14: Menu Board Sign.

- a. Menu and price boards shall not be counted toward the allowable sign square footage
- b. Menu boards shall not exceed six square feet of sign area.
- c. Menu boards shall be located at the front entrance to a business and mounted flat against the wall.
- d. No more than one menu board is permitted per business.
- e. Internal or external illumination is permitted.

**Figure 2-14  
Menu Board Sign**



**6 ft<sup>2</sup> Maximum Sign Area**

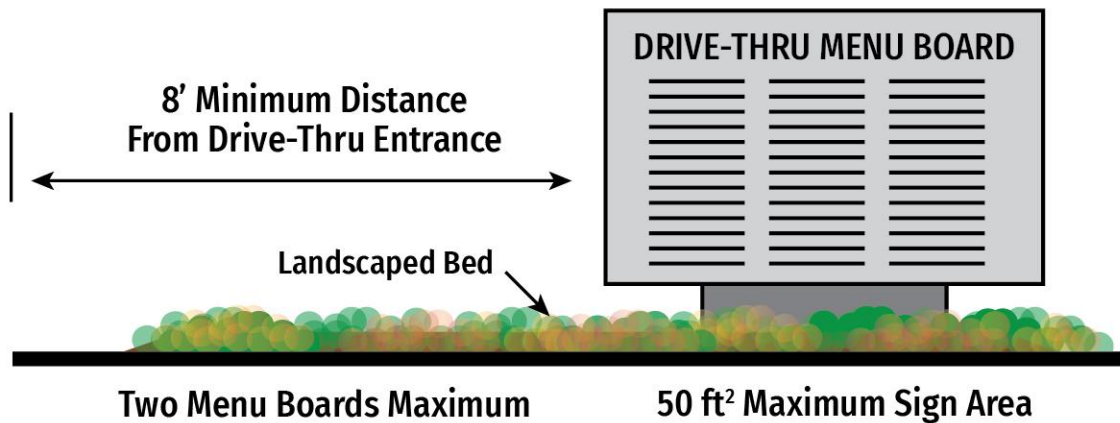




**2. Drive-thru Menu Board.**

- a. Drive-thru menu and price boards shall not be counted toward the allowable sign square footage.
- b. Drive-thru menu boards shall not exceed 50 square feet of sign area.
- c. No more than two menu boards are permitted per business.
- d. Drive-thru menu boards shall be located along the drive-thru lane a minimum of eight feet from the entrance of the lane.
- e. External illumination is prohibited.
- f. Drive-thru menu boards shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

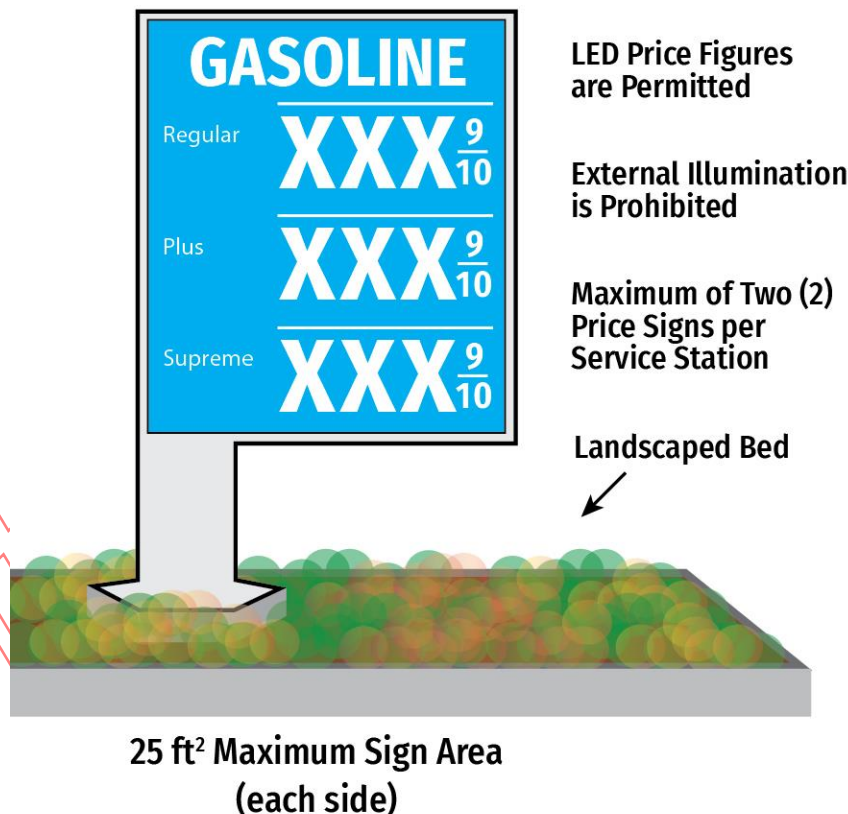
**Figure 2-15**  
**Drive-thru Menu Board Sign**



### 3. Service Station Gas Price Sign.

- a. Service station gas price signs are not counted toward the allowable sign area and shall not exceed 25 square feet of sign area. The allowable sign area includes the business name and/or logo and prices.
- b. If the service station gas price sign is within the sight distance setback of any driveway or intersection, it shall not exceed two feet, six inches in height.
- c. No more than one service station gas price sign is permitted per service stations, except if the service station is located on a corner with a second entrance, then two price signs are allowed.
- d. External illumination is prohibited.
- e. Sign copy panels shall be opaque, so only the name and logo of the business or use is illuminated during the nighttime hours.
- f. LED prices figures are permitted.
- g. Gas price signs shall be placed in landscaped bed and shall have two square feet of landscaping for every square foot of sign area around the base of the sign.

**Figure 2-16**  
**Service Station Gas Price Sign**



**J. Window Signs.**

1. Window signs shall be allowed only in windows located on the ground floor and second story (for office or commercial spaces) of either a primary or secondary mixed-use building frontage. Window signs are not allowed above the second story.
2. Interior signs located within five feet of a storefront window shall be counted as window signs for calculating total sign area and number of signs.
3. One window sign is allowed per business with a maximum coverage of 25 percent of each individual window on either a primary or secondary building frontage. For this requirement, a window is any glazed area, including glass curtain walls.
4. Window signs shall not exceed a maximum of 10 square feet of sign area.
5. The placement of window signs shall allow for the bottom 24" of each window to be left clear for the unobstructed observation by safety personnel (e.g., County Sheriff, private security, etc.).
6. Window advertisements using specialized window chalk and/or window markers are prohibited.
7. Illumination of window signs is prohibited.

**Figure 2-17  
Window Signs**



### Window Sign - Detail



- K. Exempt Signs.** Exempt signs and other requirements are determined by Article 17.54, Section 17.54.170(C)(2) (Exempt Signs) of the Placer County Zoning Ordinance.
- L. Prohibited Signs.** In addition to Prohibited Signs and other requirements determined by Article 17.54, Section 17.54.170(D) of the Placer County Zoning Ordinance, inflated and/or lighter-than-air signs and freestanding pole signs are prohibited.

### 2.02.08 – Electronic Digital Display Message Sign

- A. Applicability.** This Section applies to all electronic digital display message signs and is intended to be implemented and in compliance with the California Outdoor Advertising Act of 2014, California Business and Professions Code as related to outdoor advertising displays, and Section 131 of Title 23 of the United States Code, including any amendments thereto as may be adopted from time to time.
- B. Permit requirements.** No electronic digital display message sign shall be erected or maintained until a Conditional Use Permit has been approved in compliance with Chapter 17.06.050(B)(5) (Conditional Use Permits).
- C. Required Findings.** Approval of a Conditional Use Permit for an electronic digital display message sign shall include the following findings:
1. The proposed electronic digital display message sign is in an appropriate area as defined by Subsection D (Development standards), below;
  2. The proposed electronic digital display message sign is placed in the least visually impacting manner;
  3. The proposed electronic digital display message sign complies with all applicable operational standards specified in Subsection F, below, unless modified by the Commission, as well as all applicable Federal and State laws;
  4. The placement of the proposed electronic digital display message sign will not adversely affect residential use of property; and
  5. The placement of the proposed electronic digital display message sign will not pose a traffic hazard.
- D. Development Standards.**
1. **Sign face dimensions.** The electronic digital display message sign display area shall not exceed 600 square feet, including border and trim, and excluding base or apron supports and other structural members and are subject to a use permit. The overall length shall not exceed 60 feet.
  2. **Height.** Unless allowed by the terms of the Conditional Use Permit, the maximum overall height of an electronic digital display message sign shall not exceed 25 feet, measured from the natural grade at the structure's base to the top of the message sign structure.
  3. **Separation.** No electronic digital display message sign shall be located closer than 1,500 linear feet of another electronic display message sign, as measured from the centerline of each support structure.
  4. **Distance from Freeways.** Electronic digital display message signs shall be located on parcels no more than 300 feet from a freeway.
  5. **Support structure.** All proposed electronic digital display message signs shall be designed to have a single cylindrical column support.
  6. **Double-faced signs.** Double-faced electronic digital display message signs shall be located on the same cylindrical column structure and shall be positioned back-to-back. At no point shall the distance between the two sign faces exceed eight feet.

7. **Mechanical screening.** Each sign structure shall include a facing of proper dimensions to conceal back bracing, framework, and structural members and/or any electrical equipment. Any mounted wireless antenna and/or equipment shall only be considered pursuant to Section 17.56.060(F) of the Placer County Zoning Ordinance.
8. **Owner identification.** Owner identification and local government identification signs shall be provided on all electronic digital display message signs.
9. **Undergrounding of utilities.** All utilities installed in connection with the electronic digital display message sign shall be underground.
10. **Allowed Locations.** Electronic display message signs are only permitted on County owned property.
11. **Limitation on Number of Signs.** Only two electronic digital display signs are allowed in the Sunset Area Plan.

#### E. Operational Standards.

1. **Brightness.** The light produced by an electronic/digital message sign shall not exceed a maximum illumination of 5000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign face.
2. **Dimmer control.** Signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one half-hour after sunrise.
3. **Brightness review.** Each electronic display message sign shall be subject to a 30-day review period during which time the Director may determine that a reduction in illumination, or turning off the sign for certain evening hours, is necessary due to adverse impacts on surrounding property or the community in general. The Director's determination shall be made without regard to the message content of the sign.
4. **Change of message.** Messages displayed on an electronic digital display message sign shall be a static display without change for a minimum duration eight seconds except for those messages where the time, date, or temperature/weather information is updated. Messages shall be complete within each message/display and without continuation in content to the next message or to any other sign. The message/display shall change instantaneously without any fading in/out, scrolling, dissolve, or similar animation.
5. **Animation Prohibited.** Any form of moving, animated, oscillating, or rotating images, or any other design intended to attract attention through movement or the semblance of movement on any part of the sign is prohibited.
6. **Maintenance.** Signs shall be properly maintained in good working order at all times. Signs shall be designed and equipped to freeze the changeable message in one position or to go dark if a malfunction occurs. The sign owner shall immediately stop the electronic/digital display when notified by the County that it is malfunctioning or not complying with regulations of this Section.
7. **Public service announcements.** All electronic display message signs shall be required to provide for public service announcements, including Amber Alerts, and other community service announcements in compliance with the terms of the Conditional Use Permit.

#### 2.02.09 – Sign Construction and Maintenance

Signs and their components shall be regularly maintained and kept in good repair and appearance. If a sign is not properly maintained, it shall be removed or repaired within 30 days, following written notice of insufficient maintenance by an authorized County official.



---

Draft to Final Revisions